

**FOR SALE | CENTRAL TUCSON LAUNDROMAT
 PLUS REAL ESTATE INVESTMENT OPPORTUNITY**
 2748 - 2750 N Country Club Road, Tucson, Arizona, 85716



AVAILABLE	
BUILDING SIZE	±3,150 SF (per assessor)
LAND SIZE	±13,650 (per assessor)
SALE PRICE	\$695,000
PARCEL NUMBER	11-07-322C
TAXES	\$5,666.77 (2025)
ZONING	C-1 / R-2 (City of Tucson)
YEAR BUILD	1947

Exclusively represented by
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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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HIGHLIGHTS

- Real Estate + Business Sale
- Opportunity to acquire both the fee-simple real estate and the operating laundromat business, giving a buyer control over both the property and business income stream.
- Established Laundromat Business Included
- Fiesta Lavanderia occupies approximately 1,650 SF of the building and has a long operating history as a neighborhood laundromat serving the central Tucson area.
- Additional Tenant Income from Collision Center
- The remaining approximately 1,500 SF is occupied by Way Right Repair, creating a second income component and reducing reliance on only the laundromat operation.
- Please Contact Agent for financial information

DEMOGRAPHICS

(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	19,073	130,048	274,424
Avg Household Income	\$71,706	\$81,346	\$89,261
Total Employees	4,616	61,087	172,098

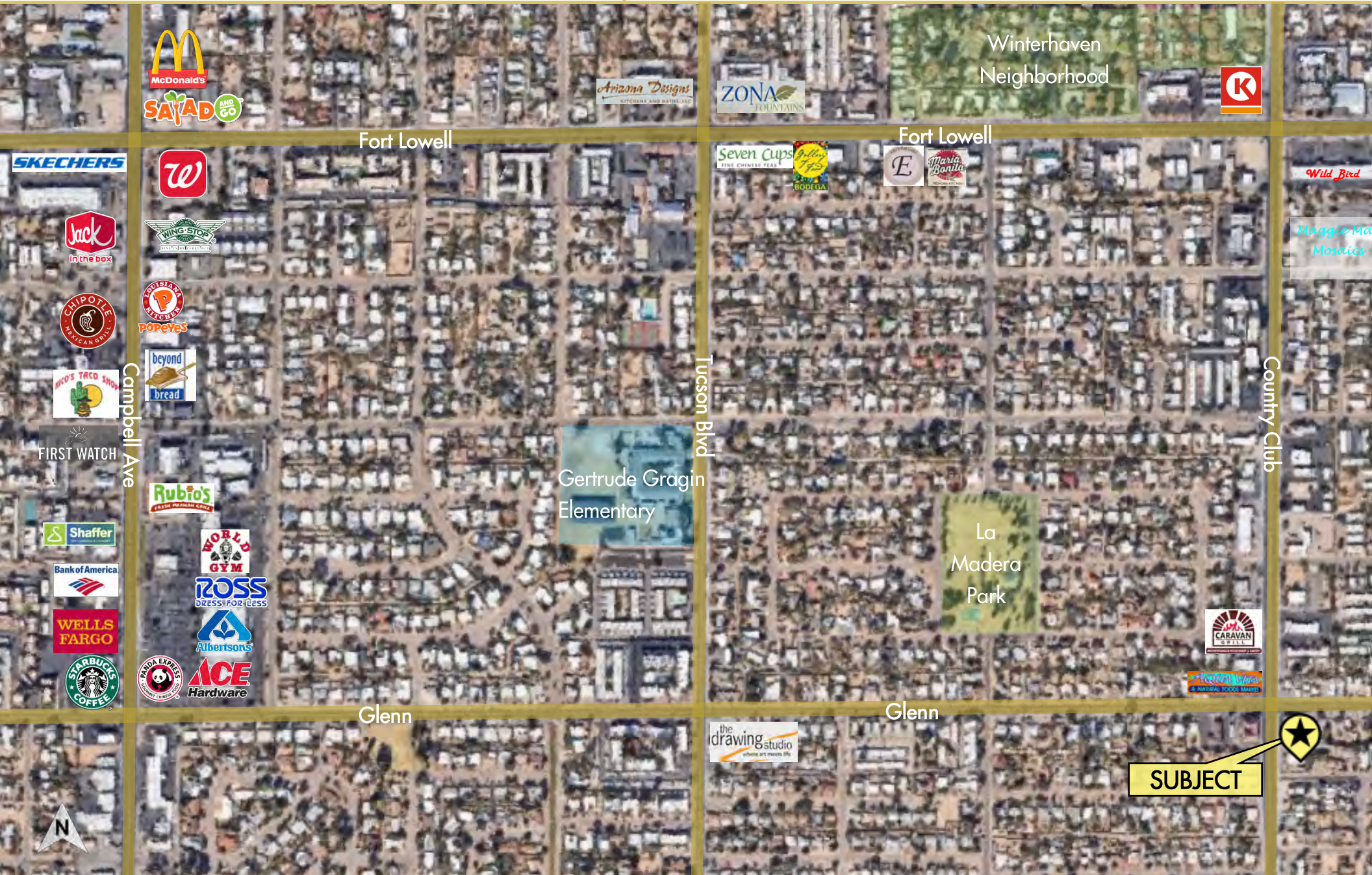
SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

TRAFFIC COUNTS

COUNTRY CLUB	3,820 AADT
GLENN	8,745 AADT

SOURCE: REGIS SITES USA 2026

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SUBJECT

