



## 1923 E. 17th Street Tucson, AZ 85719



### Central Tucson Area Industrial Lot

- Sale Price: \$95,000.00 (\$6.63PSF)
- Taxes: \$1,521.71 (2015)
- Site Size: Approximately 14,322 sf
- Tax Parcel Number 129-05-132L, 129-05-132P
- Zoning I-1 City of Tucson
- Flood Zone: According to maps on file in our office, this property is not in the 100 year flood plain.

*The subject property is located in industrial/retail area of central Tucson. It is approx 1/2 mile from the University of Arizona and approx. 2 miles from downtown Tucson. The subject property would make an outstanding location for a storage lot or an office/ industrial site. The site comes with an office trailer, a covered ramada and two 40' "sea worthy" containers. Electrical service is on the site.*

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Pat Darcy**  
*Retail Division Head*  
 D. 520.618.5324  
 O. 520.577.7000

Area Demographics	1 Mile	2 Mile	3 Mile
Population 2015	10,117	51,445	107,151
Est. Avg. HH Income:	43,910	44,828	42,659

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

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**FOR SALE**



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