

**2001 S. Craycroft Rd. Tucson, AZ 85711**

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**Do Not Disturb Business Employees**



Great opportunity to move into an already operating restaurant & lounge property located on Craycroft, just north of the main entrance of Davis-Monthan Air Force Base. Sale includes newly built-out kitchen with equipment and all the restaurant/lounge furniture and fixtures. Sales price also includes an Arizona Series 6 Liquor license.

- Property allows the availability to development an outside patio area for dining.
- Continue to operate as a Restaurant/Pub or redevelop the site as a restaurant only or other use
- Corner lot with access to Craycroft Road and 30th Street
- Longstanding family run restaurant & lounge

The property fronts Craycroft and is approximately half mile from the main entrance to DM. Just south of 29th Street with a traffic count on Craycroft of 37,326 (2015) cars per day.

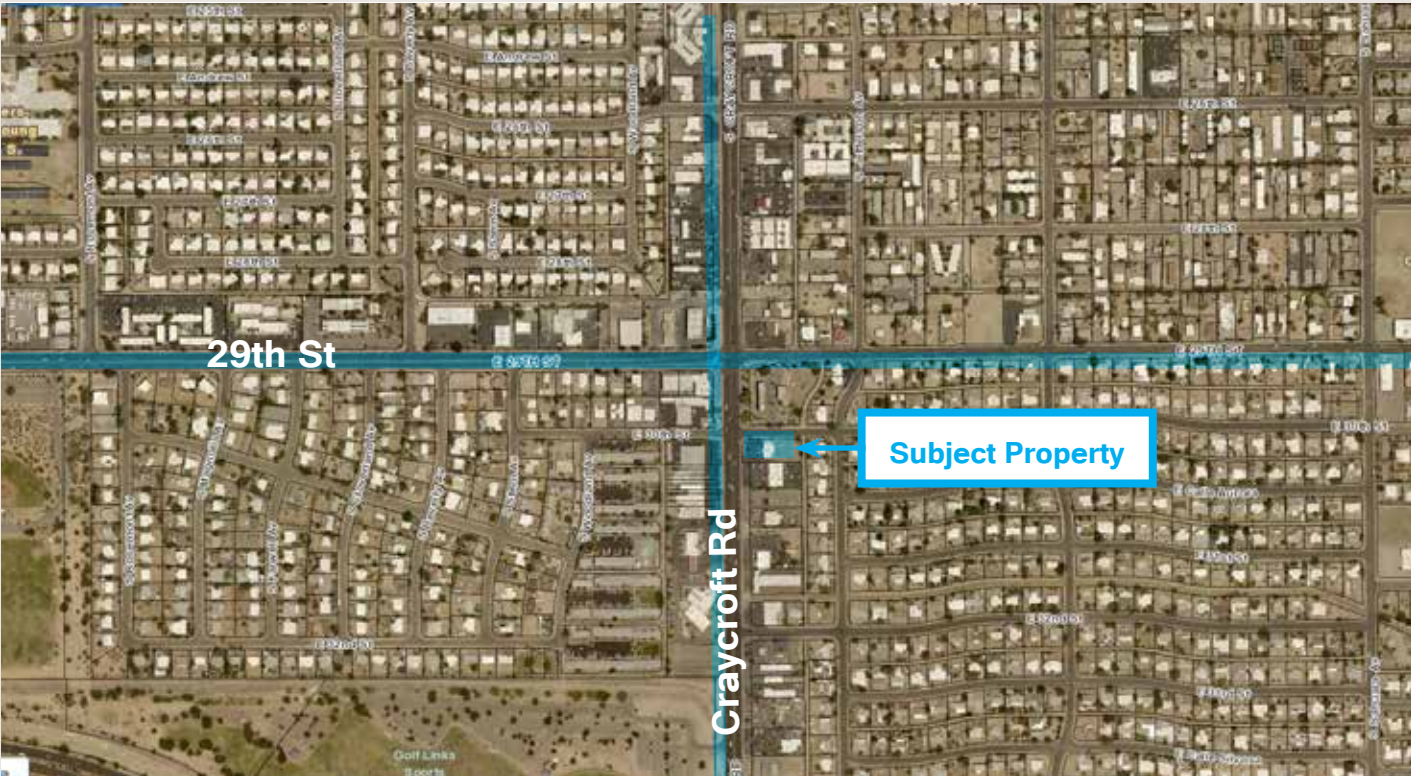
Specifications	
Sale Price:	\$369,000
Liquor License:	Property can be purchased without Liquor License - Call Agent for Pricing
Building Size:	± 2600 SF
Land Area:	± 23,866 SF
Zoning:	C-2 City of Tucson
Construction:	Masonry
Year Built:	1958
Parcel Number:	131-06-008A
Property Taxes:	\$5,861.42 (2016)
Current Use:	Driftwood Restaurant & Pub

*Exclusively Represented by:*

**Tucson Realty & Trust Co.**  
**Frank Arrotta** C. 520.465.5291

O. 520.577.7000

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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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