



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

FOR SALE

## Former Furniture Store, Five Unit Apartment Complex and Vacant Lot Available for Sale



Retail Property  
parcel # 118-24-0150

2210 - 2216 - 2218 S. 6th Ave  
South Tucson, AZ 85713

<b>Sale Price:</b>	\$460,000.00		
<b>Taxes (2017):</b>	2210 S 6th Ave \$10,684.58	2216 S 6th Ave \$1,127.07	2218 S 6th Ave \$1,045.07
<b>Building SF:</b>	Furniture Store: Approximately 12,965 Square Feet Machine Shop: Approximately 3,375 Square Feet Vacant Lot: Approximately 7,634 Square Feet Appartments: Five Units, each approximately 525 SF with a lot size of approximately 7,634 SF		
<b>Site Size:</b>	Approximately 30,535 Square Feet		
<b>Tax Parcel Numbers:</b>	118-24-0150	118-24-0140	118-24-0130
<b>Address:</b>	2210 S. 6th	2216 S. 6th	2218 S. 6th
<b>Zoning:</b>	SB2A City of South Tucson		
<b>Traffic Count:</b>	25,600 vehicles per day (CoStar 2016)		

This high visibility former furniture store and the adjacent five unit apartment complex plus a vacant lot is for Sale. Other retailers in the immediate area include Window Depot, Chase Bank, Auto Zone, Washington Federal Savings, Family Dollar and McDonalds. The former furniture store was built in 1953. It has two loading doors, evap cooling and gas heating in the showroom. HVAC is in the office. The ceiling height is 9'. The property features 3-Phase 240 volt power. Street parking is available.

Area Demographics	1 Mile	2 Mile	3 Mile
Est. Population 2017:	11,739	43,777	104,148
Est. Avg. HH Income 2017:	\$34,648	\$38,869	\$40,128

Exclusively Represented by:

Tucson Realty & Trust Co.

**Pat Darcy**

Retail Division Head

Office 520-618-5324

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.



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

[www.tucsonrealty.com](http://www.tucsonrealty.com)

FOR SALE



Dock Area



Vacant Lot  
parcel # 118-24-0130



Apartment Complex  
parcel # 118-24-0140

Exclusively Represented by:  
**Tucson Realty & Trust Co.**  
**Pat Darcy**  
Retail Division Head  
Office 520-618-5324

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.