



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

Sale Price:	\$460,000.00		
Taxes (2016):	2210 S 6th Ave \$10,731.36	2216 S 6th Ave \$1,119.40	2218 S 6th Ave \$1,050.73
Building SF:	Furniture Store: Approximately 12,965 Square Feet Machine Shop: Approximately 3,375 Square Feet Vacant Lot: Approximately 7,634 Square Feet Apartments: Five Units, each approximately 525 SF with a lot size of approximately 7,634 SF		
Site Size:	Approximately 30,535 Square Feet		
Tax Parcel Numbers:	118-24-0150	118-24-0140	118-24-0130
Address:	2210 S. 6th	2216 S. 6th	2218 S. 6th
Zoning:	SB2A City of South Tucson		
Traffic Count:	16,907 vehicles per day (PAG 2014)		
Flood Zone:	According to maps on file in our office, this property is not in the 100 year flood plain.		

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
Population 2015	11,659	43,892	103,425
Est. Avg. HH Income:	\$32,542	\$36,009	\$38,362

Exclusively Represented by:

Tucson Realty & Trust Co.

Pat Darcy

Retail Division Head

Office 520-618-5324



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FOR SALE



Subject Property



Dock Area



Vacant Lot
parcel # 118-24-0130



Apartment Complex
parcel # 118-24-0140

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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.