

**F  
O  
R  
S  
A  
L  
E**



## 4955 N Shamrock Pl

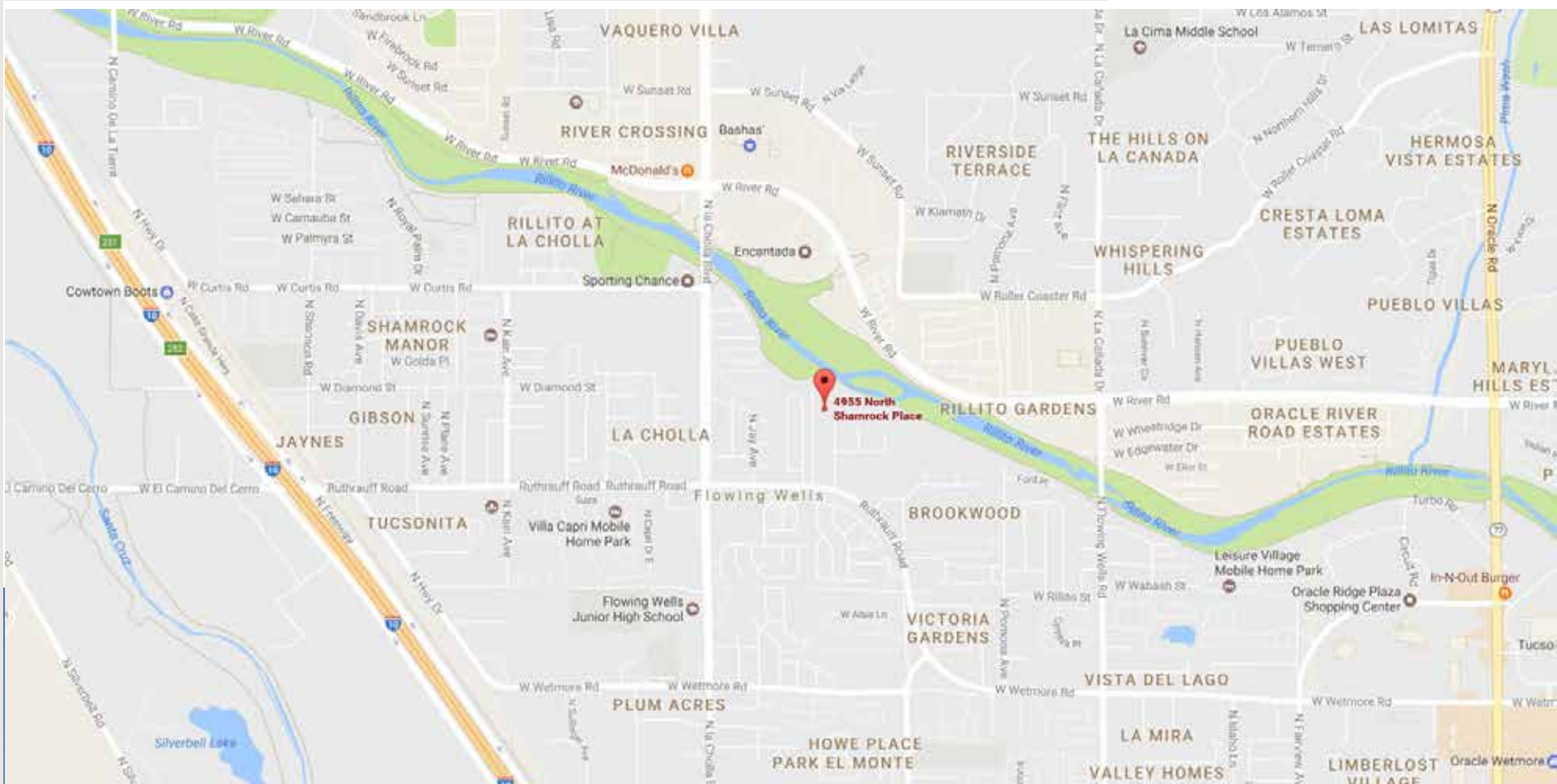
<b>Price:</b>	<b>\$2,000,000.00</b>
<b>Cap Rate:</b>	<b>7.7%</b>
<b>Building Size:</b>	<b>11,339 Square Feet</b>
<b>Year Built:</b>	<b>2002</b>
<b>Land Area:</b>	<b>1.25 Acres</b>
<b>Zoning:</b>	<b>MU, Pima County</b>
<b>Parcel:</b>	<b>104-01-219</b>

**INVESTMENT  
HIGHLIGHTS**

*Brand New 5 Year Lease Renewal*  
*Solid Tenant in place since May 2012*  
*Fenced, Secured Property*  
*Tenant - Pima County (Juvenile Court Division)*  
*Recent Upgrades to Building Interior*  
*Easy access to I-10 via Ruthrauff Road*  
*Near La Cholla & River Road*  
*Annual Rental Increases*

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Mike Gross** C. 520.977.0144  
**or Doug Richardson** C. 520.205.2718  
O. 520.577.7000

**FOR SALE**



**F  
O  
R  
S  
A  
L  
E**



*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Mike Gross** C. 520.977.0144  
**or Doug Richardson** C. 520.205.2718  
O. 520.577.7000

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.