



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

Available: For Sale

Medical Office 7265 E Tanque Verde

Do Not Disturb Tenant

The Subject Property, 7265 E Tanque Verde Rd, is located East of the Tanque Verde/Sabino Canyon intersection in Northeast Tucson. It is just East of the Safeway anchored Colonia Verde Shopping Center and across from Udall Regional Park and just east of the new Sabino Canyon Rd Bypass. Commercial properties in the immediate area are a mixture of medical/office and retail users.

The property was constructed in 1999 and is a two tenant medical/dental office building. The building is approximately 6,056 square feet.

The approximately 4,316 square foot medical office is built out with 10 exam rooms, 3 doctor offices, a business office, a break room and 3 restrooms.

The approximately 1,740 square foot dentist office has 3 exam rooms, 2 restrooms and 2 labs. The dental lease expires on 5/1/19.

There is a 5 year option.

Specifications

Sale Price:	\$999,240.00 (\$165.00 SF)
Address:	7265 E Tanque Verde 85715
Parcel Number:	114-46-9360
Property Taxes:	\$28,171.88 (2016)
Building Size:	± 6,056 SF space
Medical Office:	± 4,316 SF space
Dental Office:	± 1,740 SF space
Lot Size:	Approx. 30,046 SF
Zoning:	C-1, City of Tucson
Parking:	25 surface and 10 covered available
Signage:	Monument Sign
Traffic Count	Tanque Verde Rd: 41,409 VPD (2015) Source: PAG 2017

Exclusively Represented by:

Tucson Realty & Trust Co.

Pat Darcy

Retail Division Head

Office 520-618-5324

FOR SALE



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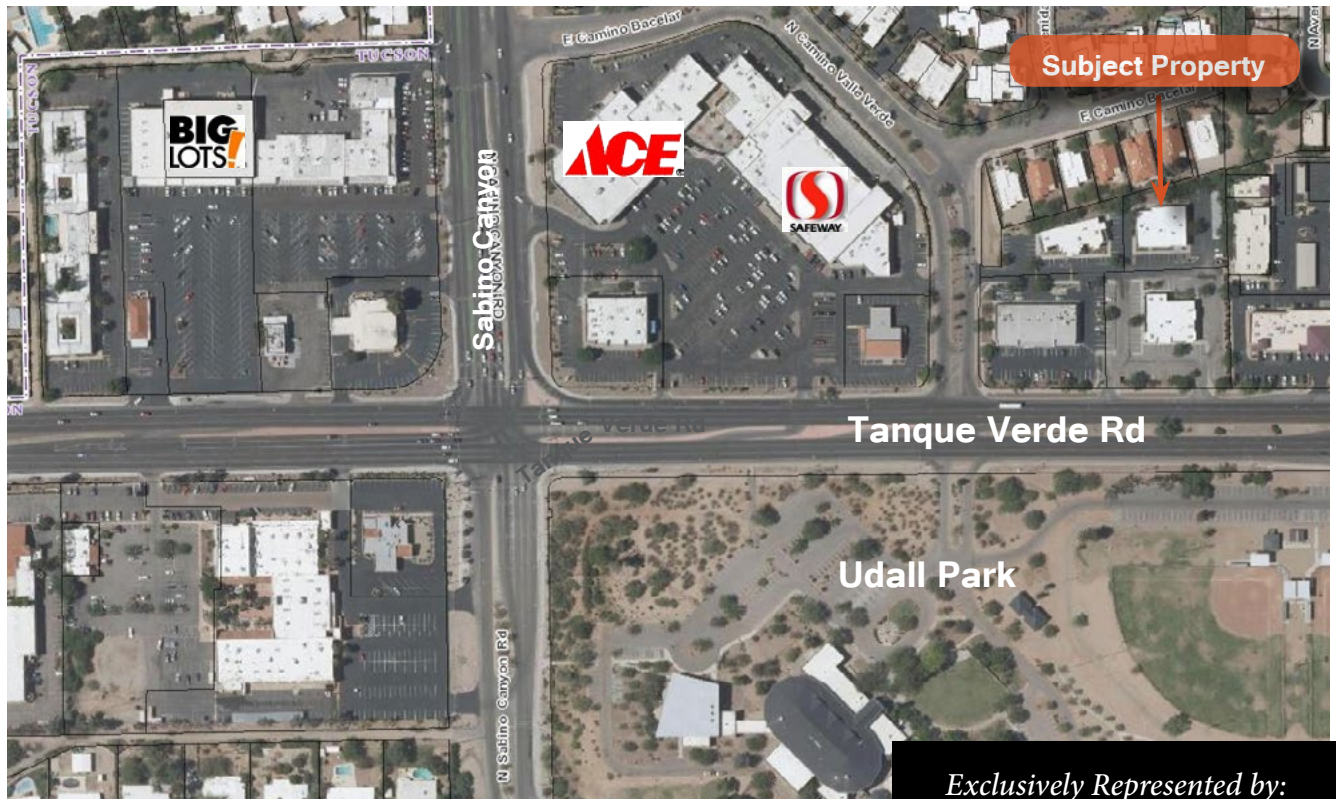
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Demographics*	1-Mile	3-Mile
Est. Pop. (2015):	10,037	84,695
Est. Avg. HH Income:	\$68,374	\$59,503
Traffic Counts:	Tanque Verde Rd	41,409 VPD
	Sabino Canyon:	47,201 VPD

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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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FOR SALE



Exam Room



Reception Area



Kitchen Break Room



Dental Exam Room



Monument Sign

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