



Owner/User/Investor Property Available For Sale or Lease



Office / Medical Office 7265 E Tanque Verde

FOR SALE OR LEASE

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 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 is made up of block construction and was built in 1999. It is a two tenant Medical/Dental office building.

The building is approx 6,056 SF

The approximately 4,316 square foot medical office, which is now available, 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 and the dentist will likely exercise his option.

Specifications

Sale Price:	\$896,288.00 (\$148.00 SF)
Lease Rate:	\$18.50 Modified Gross
Address:	7265 E Tanque Verde 85715
Parcel Number:	114-46-9360
Property Taxes:	\$27,788.84 (2017)
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:	Shared Monument Sign
Traffic Count	Tanque Verde Rd: 52,300 VPD (2017) Source: CoStar 2018

Exclusively Represented by:

Tucson Realty & Trust Co.

Pat Darcy

Retail Division Head

Cell 520-906-2624

Office 520-577-7000

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Tucson Realty & Trust Co.

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Demographics*	1-Mile	3-Mile
Est. Pop. (2017):	10,054	86,693
Est. Avg. HH Income (2017):	\$69,565	\$62,185
Traffic Count:	Tanque Verde Rd	52,300 VPD (2017)

*CoStar

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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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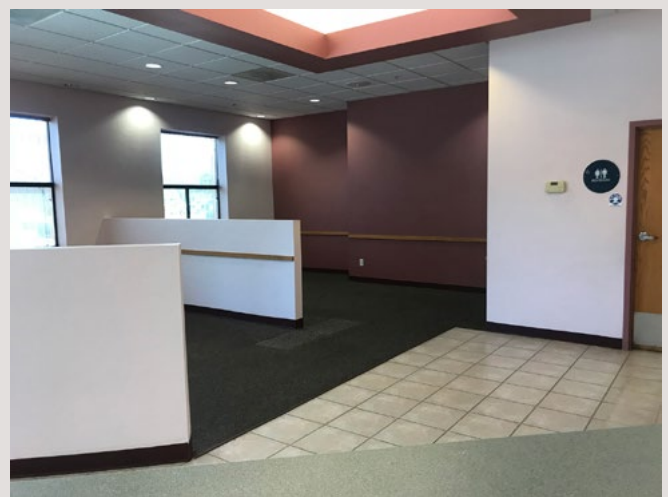
Exam Room



Exam Room



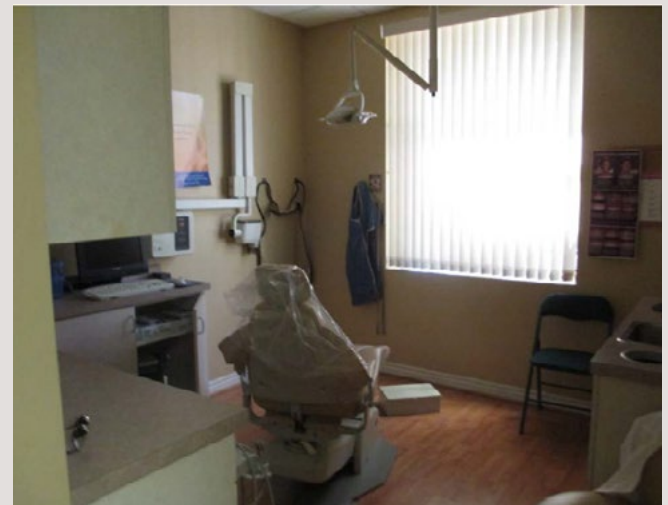
Reception Area



Reception Area



Monument Sign



Dental Exam Room