

## 8459 E Broadway, Tucson AZ 85710

FOR SALE



**Sale Price: \$295,000**

- Redevelopment Opportunity
- Possible uses - daycare/education facility/office
- Strong Eastside Location
- Close to:
  - Pima Council on Aging,
  - Vantage West Credit Union,
  - Eastpointe High School,
  - Casa Ninos School of Montessori,
  - Fellowship Square Retirement Community

Specifications	
Location:	8459 E. Broadway Blvd. Tucson AZ 85710
Sale Price:	\$295,000
Lot Size:	Approx. 24,000 SF
Building Size:	Approx. 8,951 SF
Zoning:	C-1, City of Tucson
Parcel Number:	133-29-1850
Property Taxes:	\$6,160 (2015)
Traffic Counts:	East Broadway : 37,041 (2014) Camino Seco: 15,041 (2014)

Demographics*	1-Mile	3-Mile	5-Mile
Est. Pop. (2016):	19,741	109,663	201,714
Est. Avg. HH Income:	\$46,785	\$59,059	\$61,396

Exclusively Represented by:  
**Tucson Realty & Trust Co.**  
**Frank Arrotta** C. 520.465.5291  
 O. 520.577.7000