



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

[www.tucsonrealty.com](http://www.tucsonrealty.com)

FOR SALE

Commercial Corner!



## 3894 E. Benson Hwy, Tucson, AZ

- Southwest corner of Benson Highway and Alvernon Way.
- Site is at a signalized intersection.
- (8) Mobile homes on a month to month lease on perimeter of property.
- (2) Lease signs - approximately \$6,000 annual income at extreme south and west corners of the property.

**Sale Price:**  
**\$600,000**

Land Size:	68,000± SF
Building Size:	1,200 SF
Parcel #:	140-30-013A
Zoned:	MU
Traffic Counts*:	Alvernon Way - 25,092 VPD (2017)

Demographics*	1-Mile	2-Mile	3-Mile
Est. Pop. (2018):	11,267	25,842	50,903
Est. Avg. HH Income (2018):	\$43,787	\$47,722	\$44,602

\*Source - CoStar

Exclusively Represented by:

**Tucson Realty & Trust Co.**

**Hank Amos**

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**Tucson Realty & Trust Co.**  
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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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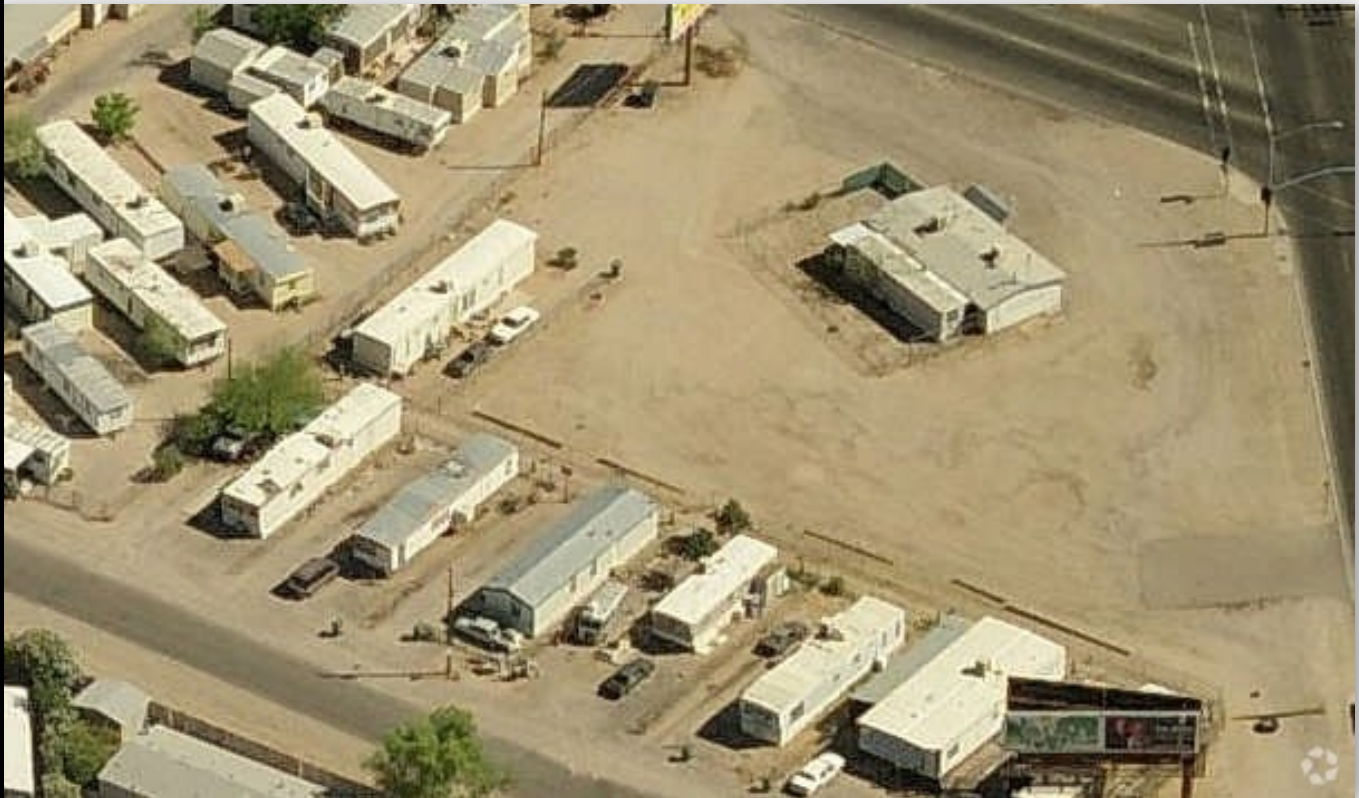
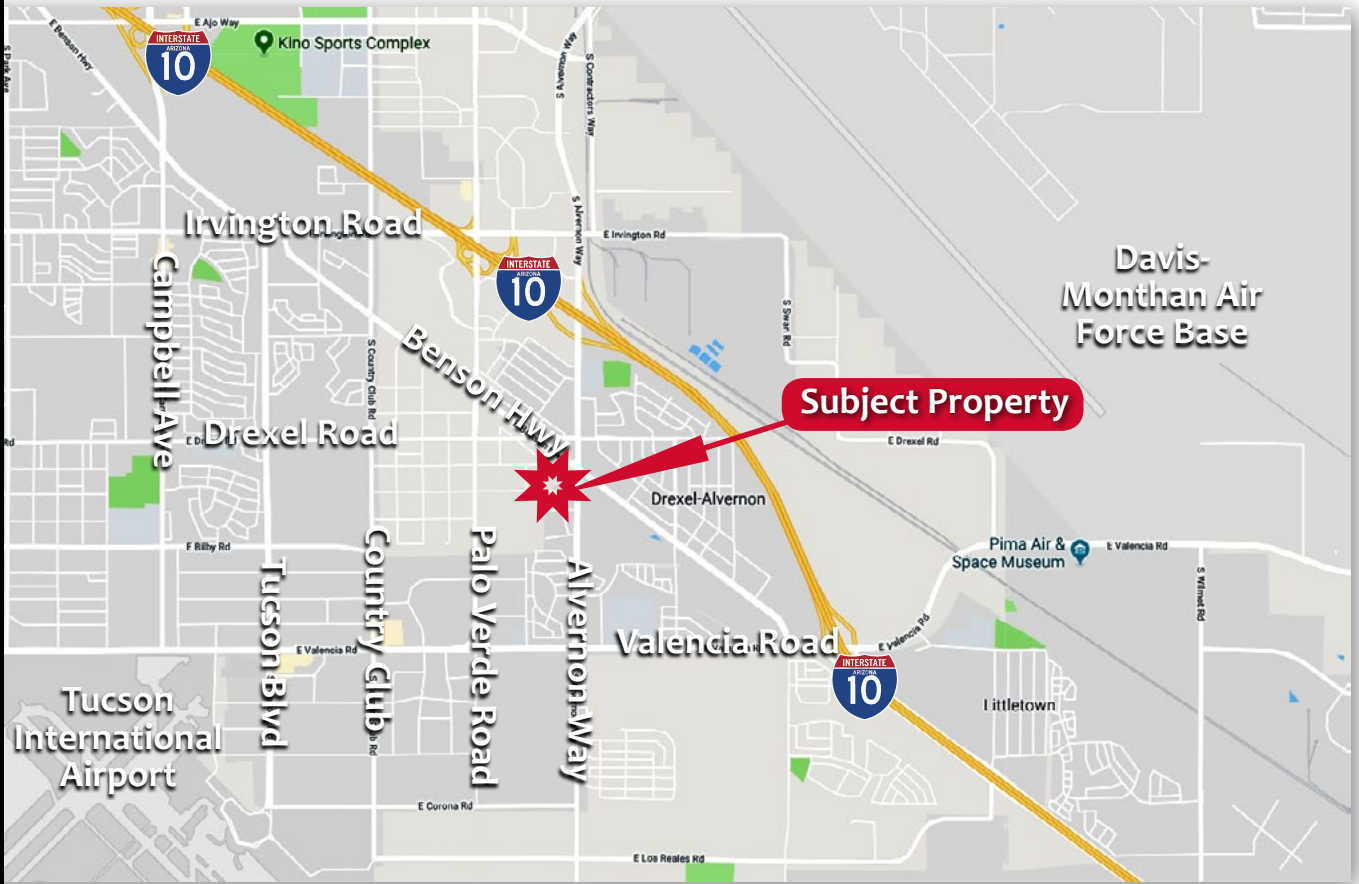
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