

OFFICE/SHOWROOM/SPECIAL EVENTS BLDG FOR SALE

18,171 SF - C1 Zoned - Gated, Fenced Lot - Small Warehouse

8467 E. Broadway, Tucson, Arizona

PRICE REDUCED

\$2,100,000



Exclusively represented by

DAVE VOLK

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. **All projected income or expenses, tenant and financial data**, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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AVAILABLE

SALE PRICE	\$2,100,000 (\$115.57 per sf)
LAND SIZE	45,240 (per assessor)
BUILDING SIZE	18,171 SF (per assessor)
YEAR BUILT	1985
ZONING	C-1 (office/retail, City of Tucson)
HVAC	100% air-conditioned
SIGNAGE	Lighted Monument

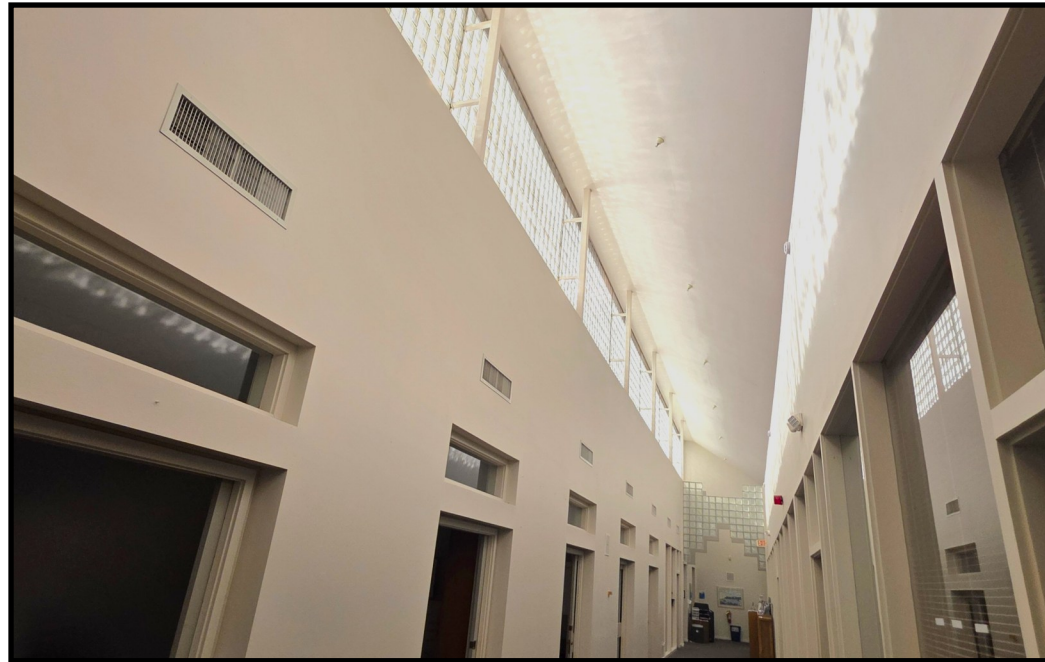
HIGHLIGHTS

- High Ceilings, large banks of windows
- Includes 1,500 feet of storage with roll-up
- Full set of plans available
- Many upgrades, originally built for DM Credit Union
- Sprinklered and well-parked
- Windows in every office
- Additional land for expansion

TRAFFIC COUNTS

BROADWAY BLVD	31,171 AADT
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SOURCE: REGIS SITES USA 2025



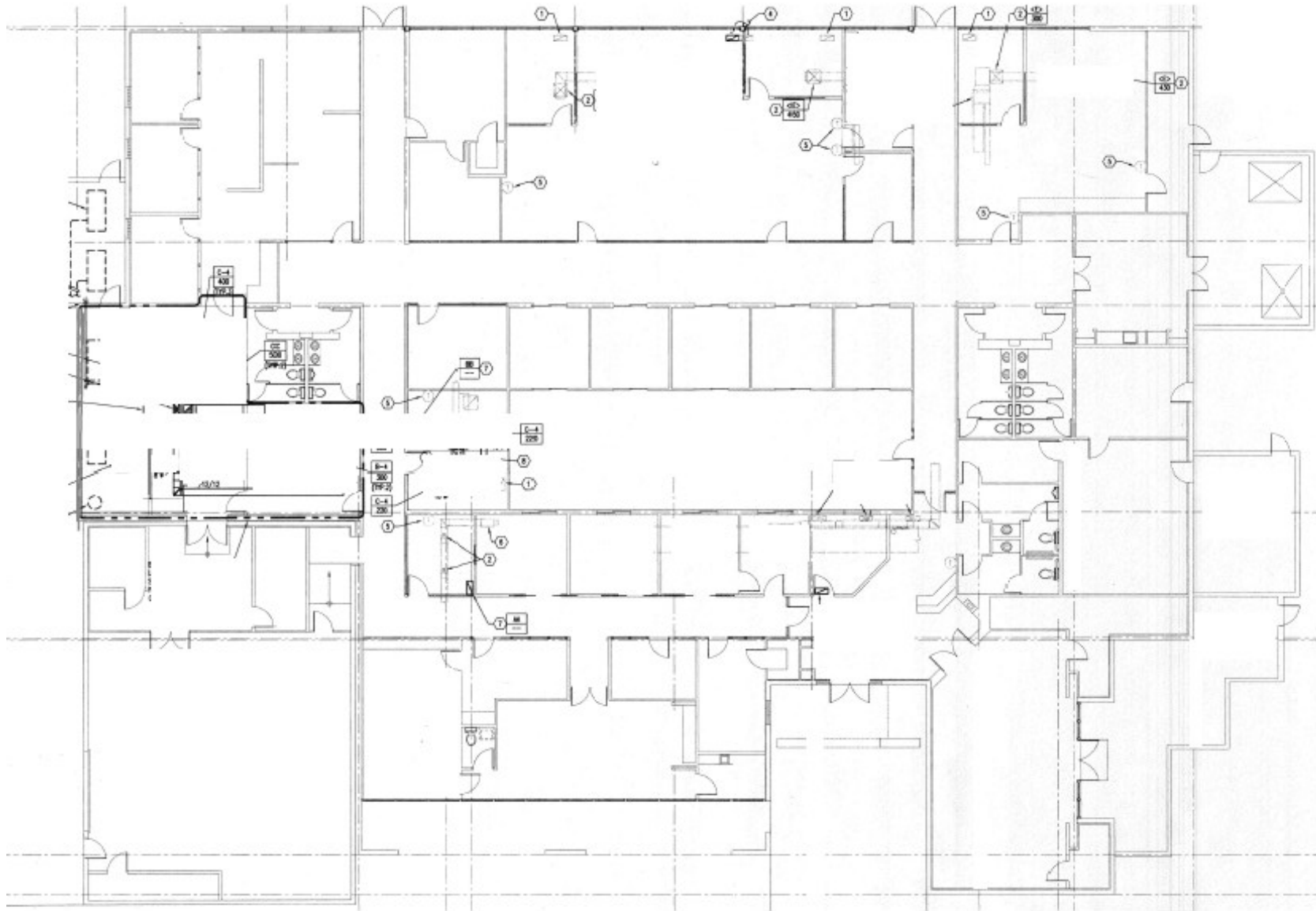


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