

MEDICAL BUILDING

FOR SALE

*5983 E. GRANT ROAD
TUCSON, AZ 85712*



Venture West Real Estate Services

FOR SALE

- SALES PRICE \$610,000
- SQUARE FOOTAGE 2,100 Square Feet
- ADDRESS 5983 E. Grant Road
- ZONING O-3
- TAX ID 110-16-3440
- BUILDOUT MEDICAL OFFICE – BEAUTIFUL FINISHES
BUILT OUT IN 2024

Presented by Venture West Real Estate Services, LLC

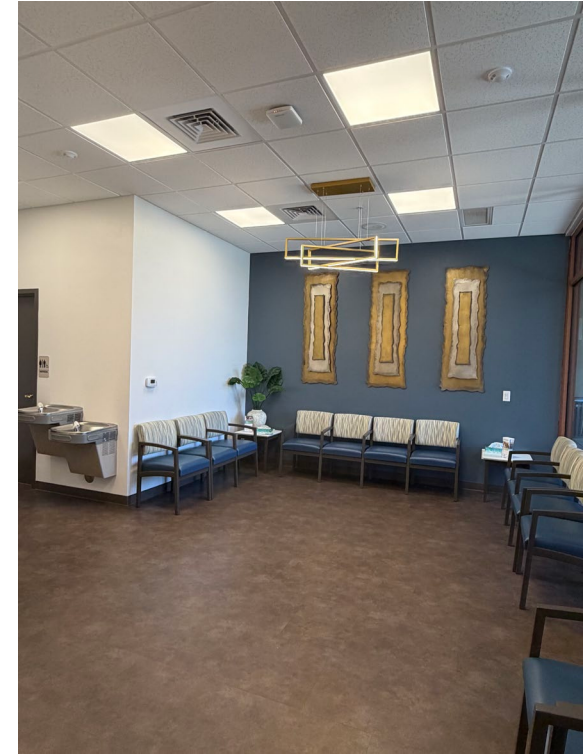
Karen Farrell
Sales Manager
Venture West Real Estate Services, LLC
kfarrell@venturewest.com
D: 520-392-8832

Jordan Simon
Venture West Real Estate Services, LLC
jsimon@venturewest.com
D: 520-392-8833

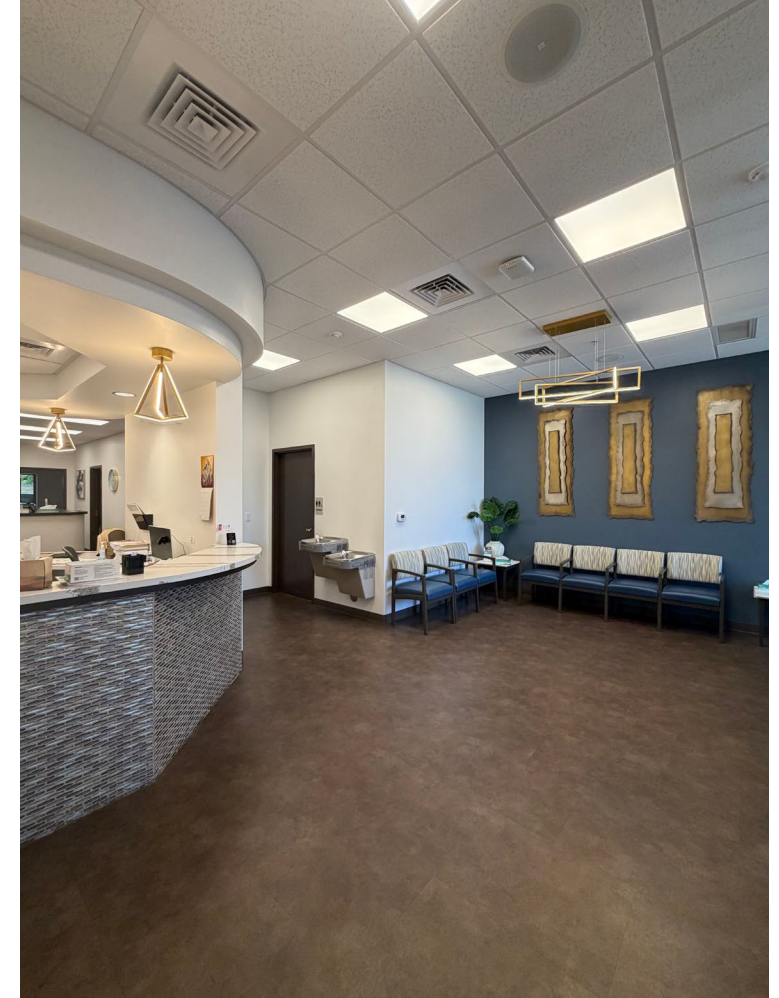


FANTASTIC LOCATION!!

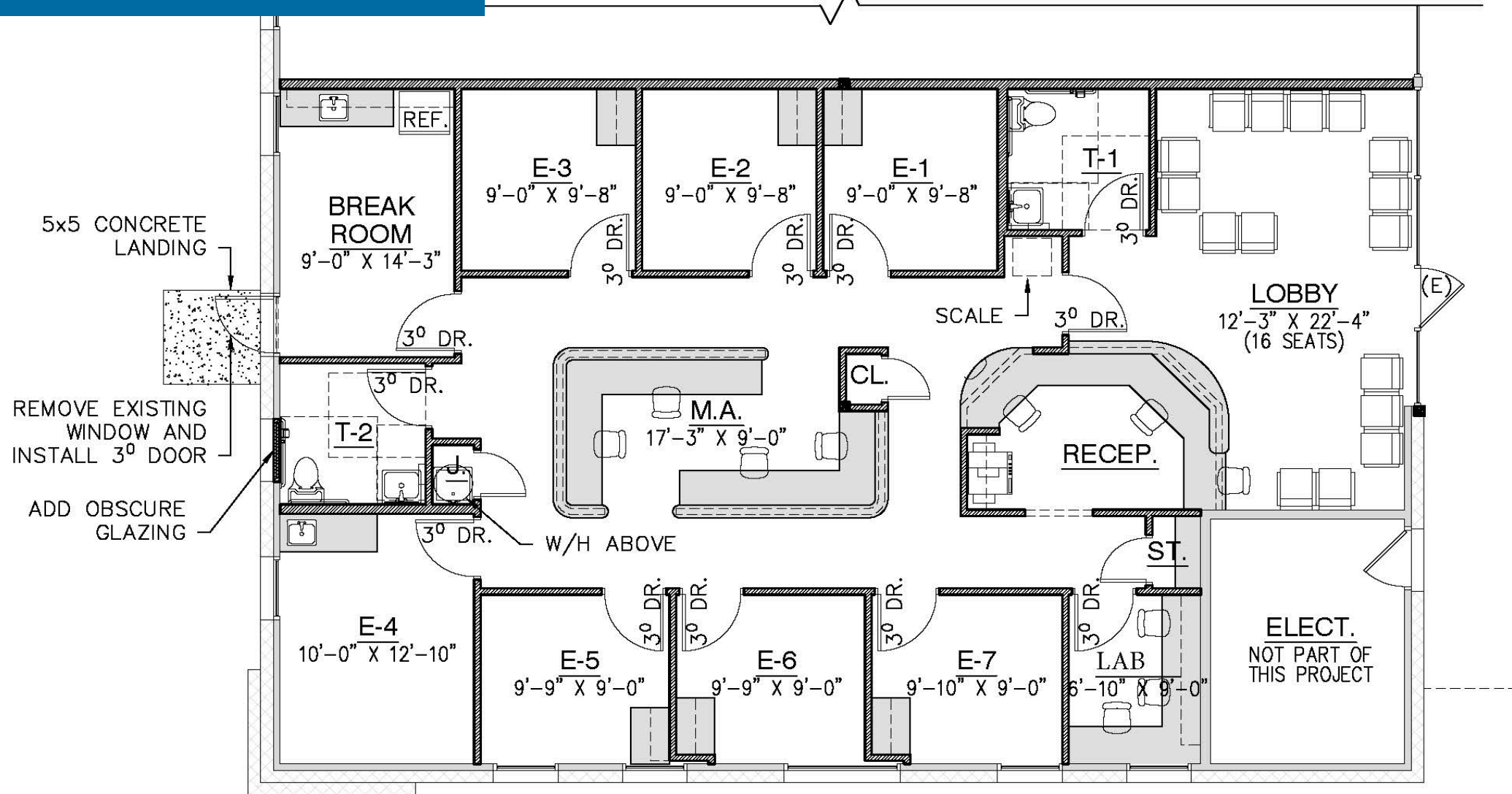
- Beautiful Medical Building
- Newer Buildout
- Reserved covered parking



NEW MEDICAL BUILDOUT!



SPACE PLAN



ABOUT TUCSON



- The Tucson MSA serves a market of 45 million people within a 500-mile radius. It lies within 415 miles of Southern California population centers and within 64 miles of the Mexican Border, Arizona's largest trade partner.
- Tucson and Southern Arizona has evolved into a hot spot for technology and innovation. Home to the University of Arizona, there's a reason why nationally-recognized companies such as Amazon, Caterpillar, Raytheon, a division of RTX, Roche Tissue Diagnostics, Bombardier, GEICO, HomeGoods, Hexagon Mining, Modular Mining, and other many other powerhouses have set their sites on Tucson and Southern Arizona. The combination of Aerospace & Defense, the Optics Industry and Renewable Energy sectors have made Tucson and Southern Arizona a bright star with a bright future. The region is also home to Davis Monthan AFB and Ft. Huachuca. The Tucson International Airport recently underwent a critical renovation including an additional runway and is one of the fastest growing cargo airports.
- Southern Arizona and Tucson, with its rich diverse deserts, outdoor activities, restaurants, exemplifies the whole package. In 2015, Tucson became the first UNESCO City of Gastronomy designed in the United States. In the Tucson area and beyond, the rich cultural heritage and storied history reflects a landscape found nowhere else on Earth. Venture off the beaten path and see what it means to free yourself. Explore barrio neighborhoods. Discover untouched corners of the vast Sonoran Desert. Look into the night sky with a million twinkling stars. Find freedom to roam from the depths of ancient caves to the tops of stunning mountain peaks.
- Around Tucson, the area is divided into districts and neighborhoods -- some linked by streetcar, others connected by streets made for autos, bike lanes, and bus routes -- with varied options for outdoor adventures, sightseeing, eating, and entertainment. Beyond Tucson, the land is defined by county boundaries that hold pick-your-own farms, vineyards and wineries, revived real Old West towns, and Sky Island habitats and preserved natural spaces that beckon day-trippers from Tucson.





VENTURE WEST REAL ESTATE SERVICES

For more information contact:

Karen Farrell
Sales Manager
Venture West Real Estate Services, LLC
kfarrell@venturewest.com
D: 520-392-8832

Jordan Simon
Venture West Real Estate Services, LLC
jsimon@venturewest.com
D: 520-392-8833