

**TWO BUILDINGS** | **\$450,000**  
**1,970 SF & 425 SF** | **9,767± SF LOT**  
**2950-2954 N. TUCSON BLVD** | **TUCSON, AZ 85716**



## TWO PROFESSIONAL BUILDINGS IN CENTRAL TUCSON

Excellent Location with Easy Access and Plenty of Parking

*Exclusively Represented By:*

**Tucson Realty & Trust Co.**

333 N. Wilmot Road | Suite 340 | Tucson, AZ 85711

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

**MIKE GROSS**

[mgross7270@aol.com](mailto:mgross7270@aol.com)

(520) 977-0144



## PROPERTY FEATURES

BUILDING TYPE:	Office / Commercial
ZONING:	R-1 (City of Tucson) <i>City approved non-conforming use</i>
PARCEL NUMBER:	112-04-089B
PARKING:	14 Marked Spaces
BUILDINGS SIZES:	1,970 SF & 425 SF
PROPERTY TAXES:	\$4,409.85 (2025)

## PROPERTY HIGHLIGHTS

- Located on the SE corner of N. Tucson Blvd & Blacklidge Drive
- Elevated building sign
- Security alarm and security lighting
- Easy access and ample parking
- Roof recoated in 2025
- Parking lot sealed & striped in last two years

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# AERIAL VIEW 1

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# AERIAL VIEW 2

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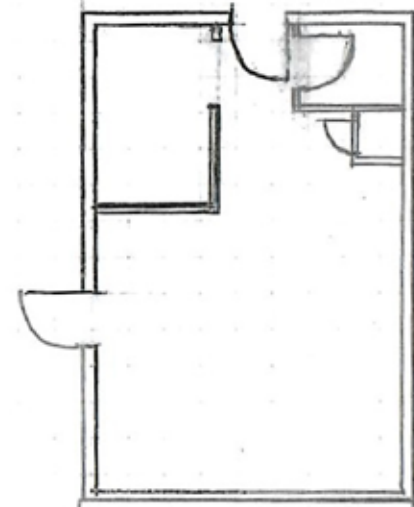
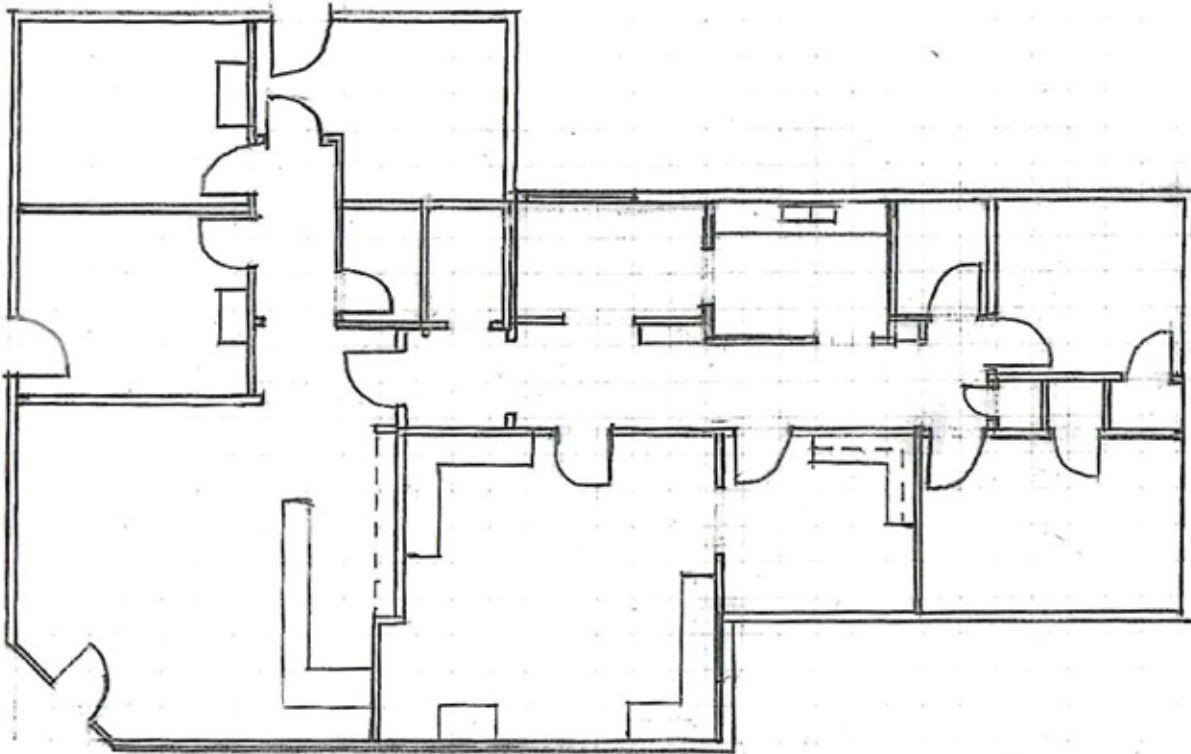
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# FLOORPLAN

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