

FOR SALE

# 3 FREESTANDING SINGLE STORY OFFICE BUILDINGS

8474-8476-8478 E SPEEDWAY BLVD :: TUCSON, ARIZONA 85710



**Prices Reduced**



8478 E Speedway

**LOCATION:**

8474-8476-8478 East Speedway Blvd, just West of Camino Seco.

**ZONING:**

C-1, City of Tucson

**DESCRIPTION:**

3 office building complex, for sale as a whole or individually.

	YEAR BUILT	BUILDING SIZE	LAND SIZE	LEASING STATUS	SALES PRICE
8474 E Speedway	2005	±1,984 SF	±11,863 SF	Vacant	\$328,000 <b>\$298,000</b>
8476 E Speedway	2006	±2,762 SF	±11,058 SF	Fully Leased*	\$455,000 <b>\$415,000</b>
8478 E Speedway	2006	±2,538 SF	±11,123 SF	Fully Leased*	\$418,000 <b>\$380,000</b>

\*All leases are month to month. Gross income for 2013 was \$58,244 before expenses and property taxes.

**FOR MORE INFORMATION PLEASE CONTACT**

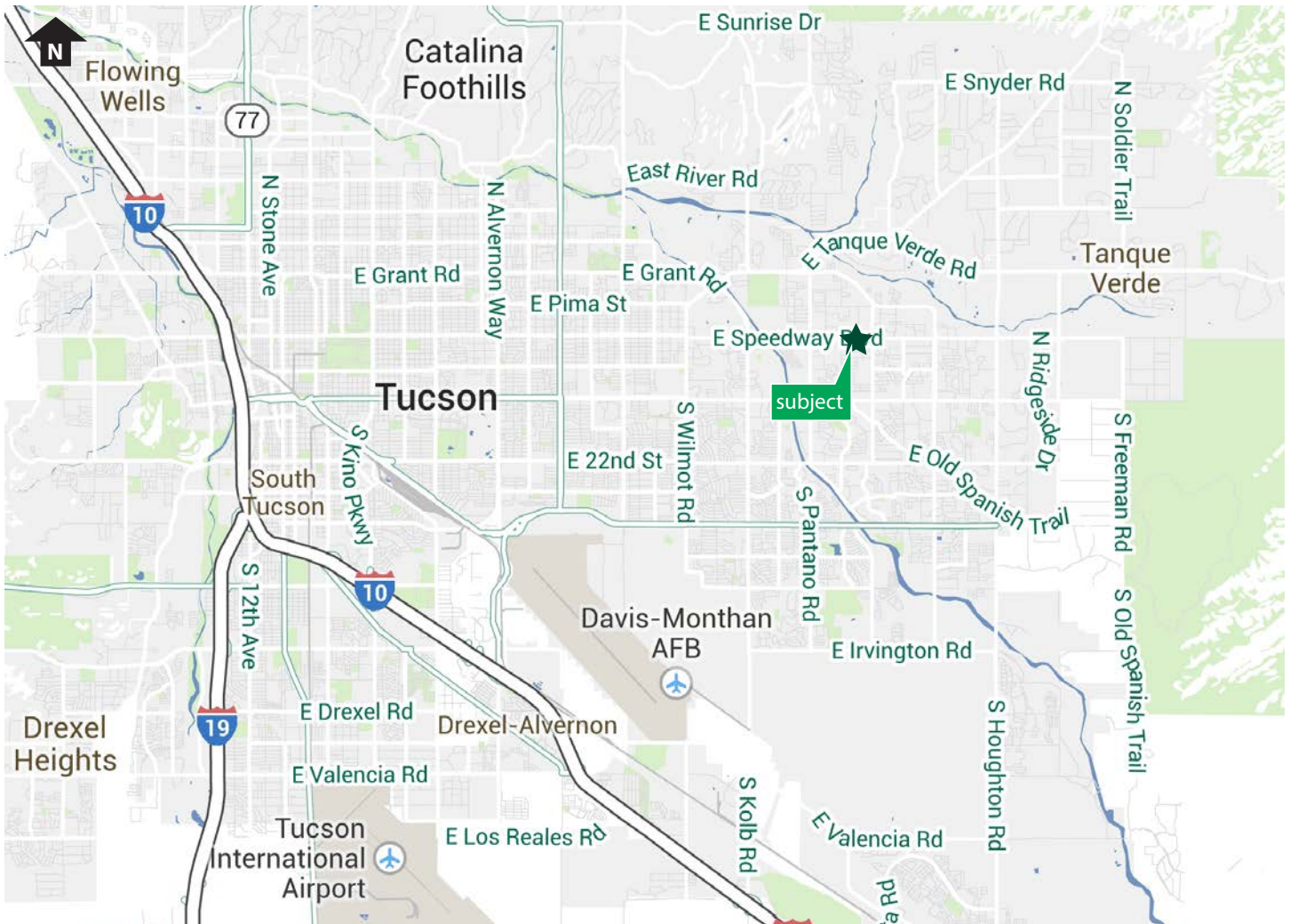
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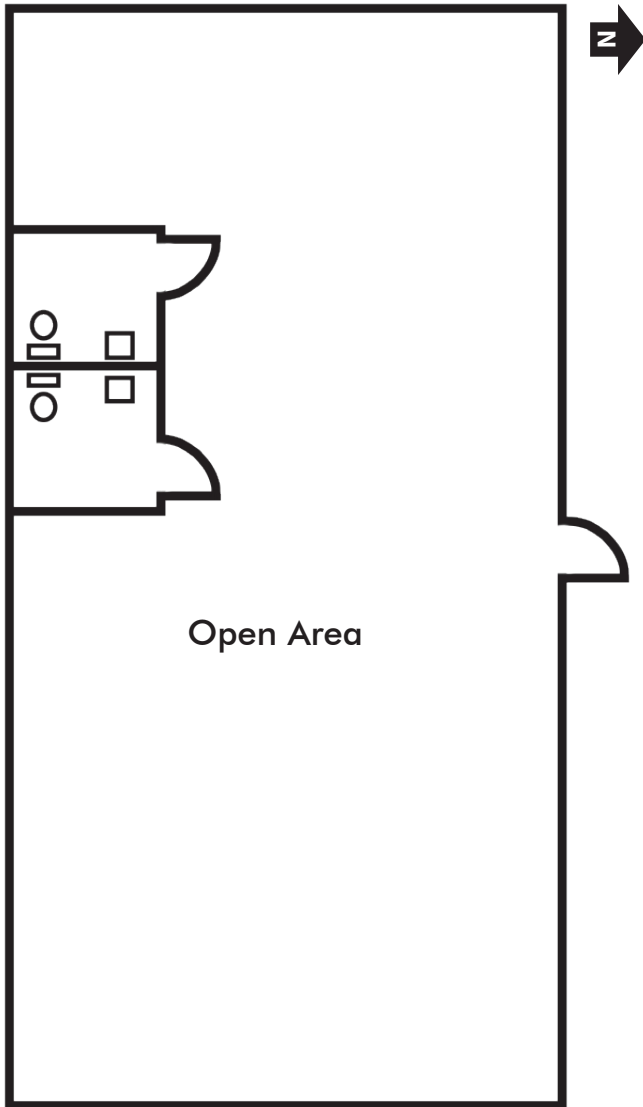
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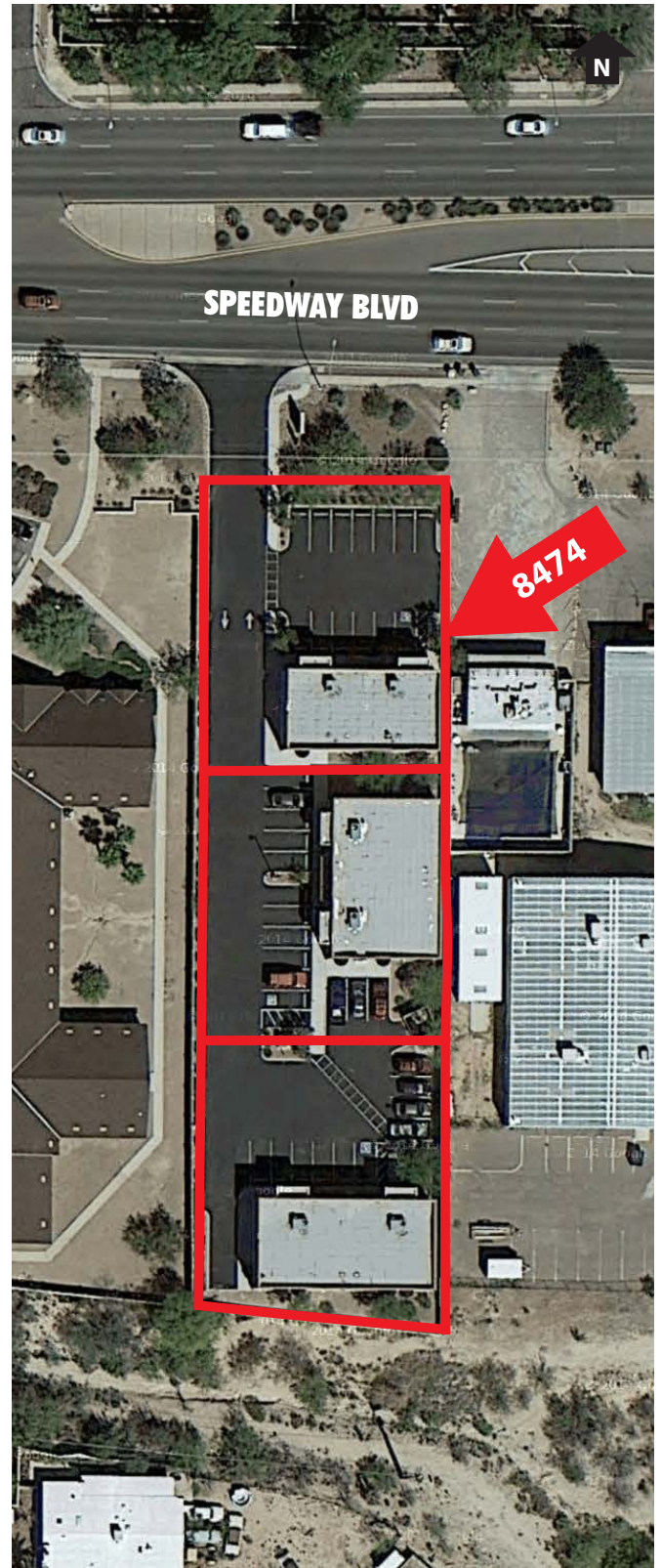
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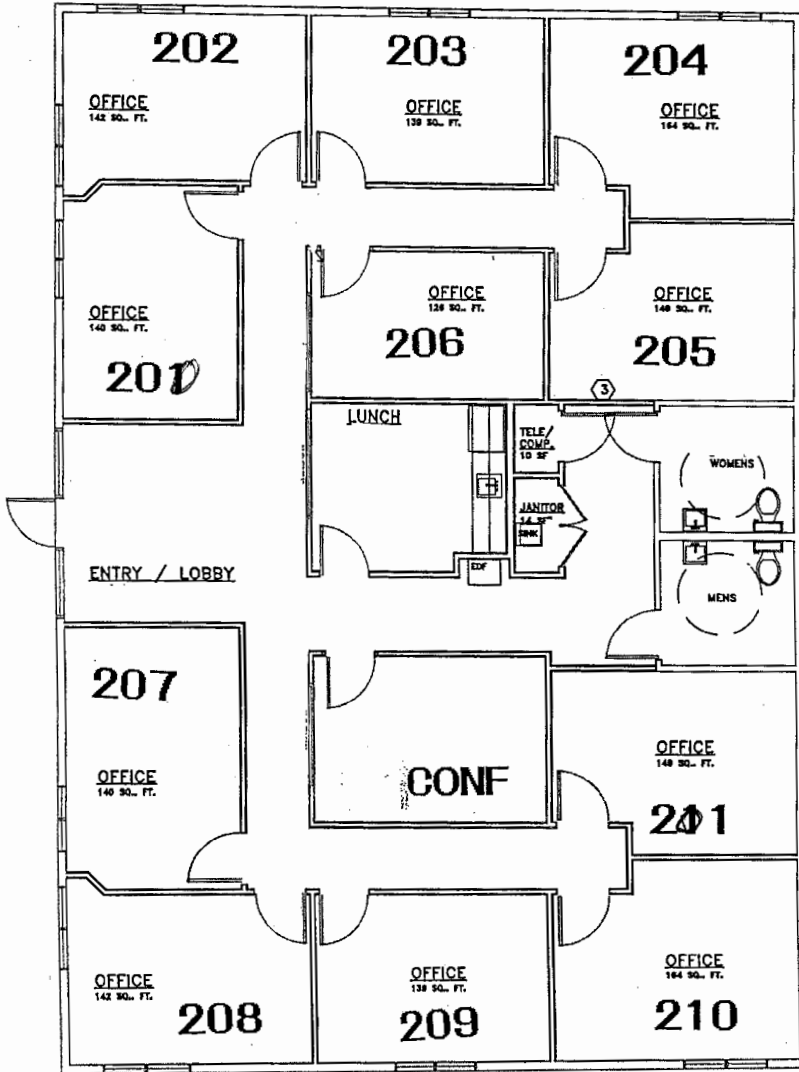
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All measurements approximate.



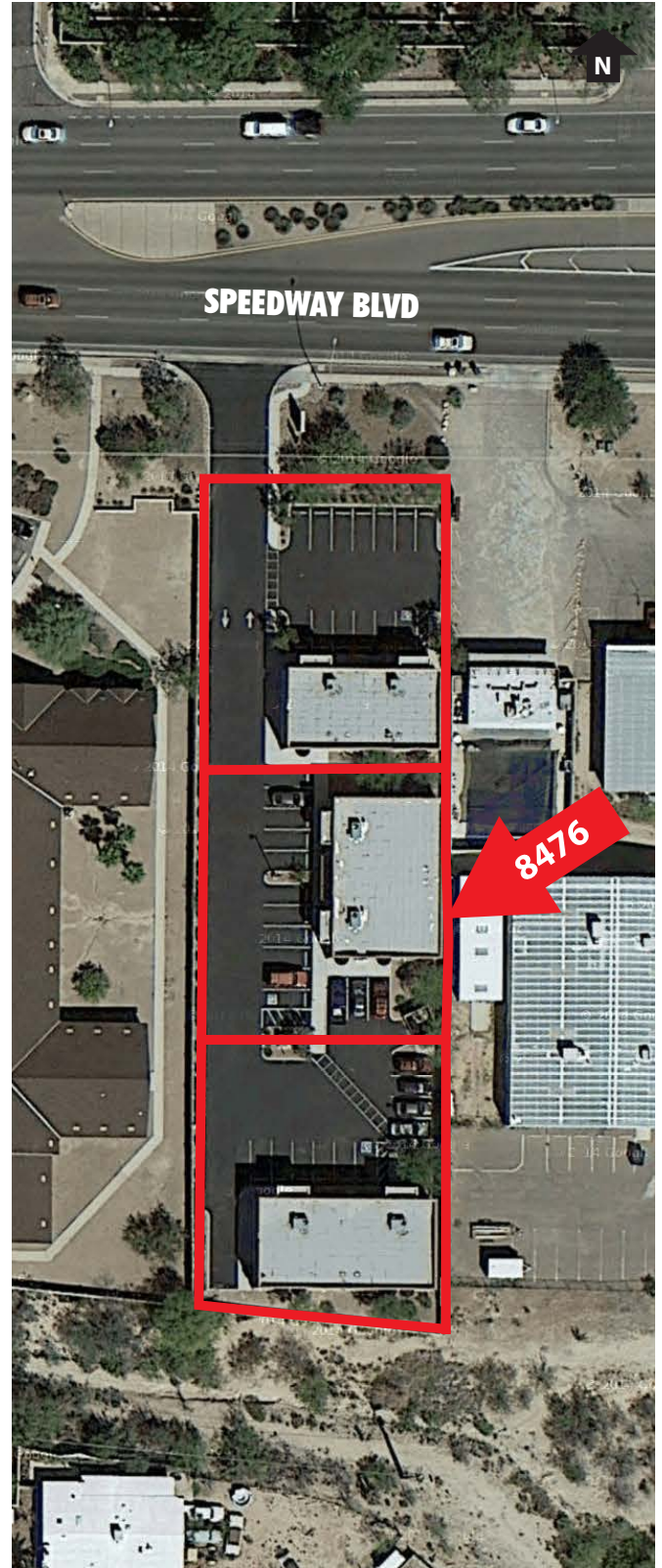
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## 8476 E SPEEDWAY



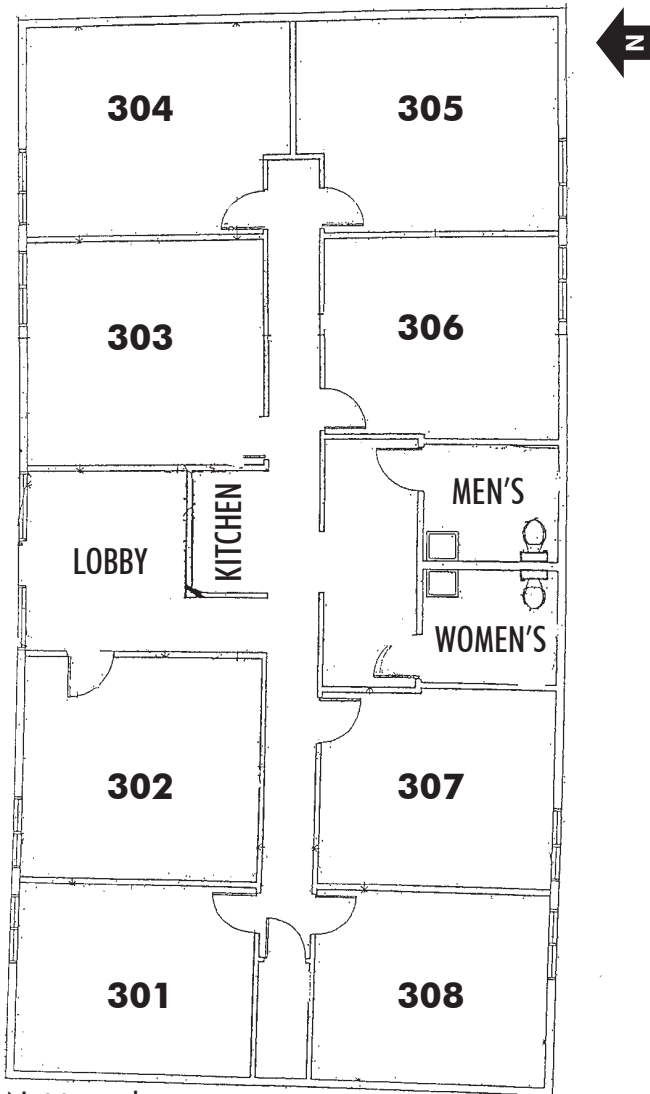
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