



HARTMANN
COMMERCIAL REAL ESTATE

FOR SALE

Retail / Office Building

Commercial Building
955 W 4th Street
Benson, AZ

- Parcels :** 123-18-026B
- Building Size:** 1096 SF
- Lot Size** 11,250
- Zoning:** B-2 City of Benson
- Price:** \$240,000
- Utilities:** Electric, phone, water, gas, and sewer currently to property.
- Terms:** Cash, submit offer
- Comments:** Prime retail/office location on W. 4th Street, Benson's main commercial corridor, immediately adjacent to the Walmart parking lot and the Subway/Little Caesars retail strip. The 1,096 SF building sits on an 11,250 SF B-2 zoned lot with a large side yard offering flexibility for parking, storage, outdoor display or other permitted uses. Excellent visibility is enhanced by rare grandfathered approximately 20-foot-high illuminated pole sign. All major utilities are available to the property.

**FOR MORE INFORMATION
PLEASE CONTACT:**

Alain Hartmann
Designated Broker
520.870-1030
alain@hcreinc.com

6075 E Grant Rd, Tucson, AZ 85712
O: 520.332.6000 C: 520.870.1030



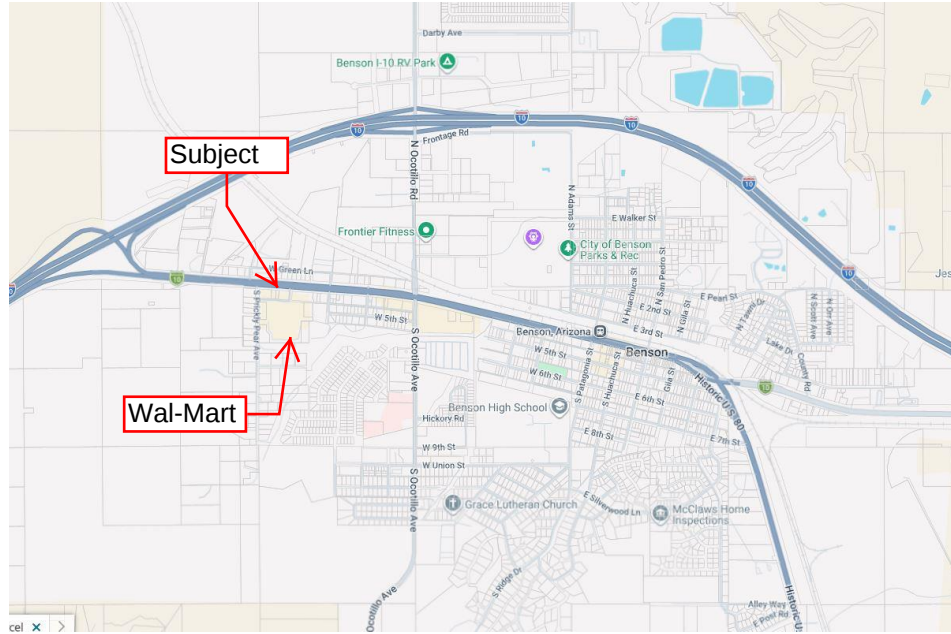
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FLOOR PLAN

