

# FOR SALE

16673 N AVENIDA DEL ORO | CATALINA

## PROPERTY SUMMARY

<b>BUILDING SQ FT:</b>	1,000 SQ FT
<b>CURRENT BUILDOUT:</b>	Multi family
<b>UNIT COUNT:</b>	Five
<b>LAND AREA:</b>	0.56 acres
<b>ZONING:</b>	CMH-1, CB-2
<b>TAX PARCEL:</b>	222-16-0860, 222-16-0870
<b>PRO FORMA NOI:</b>	\$40,289
<b>CAP RATE:</b>	10.74%
<b>FINANCING:</b>	Seller financing available
<b>PRICE:</b>	\$375,000

## PROPERTY HIGHLIGHTS

Located in Catalina, just south of the Pinal County boarder, these mixed zoned lots provide an opportunity for an investor or contractor. Previously used as residential income property with a pro forma NOI of 10.74%. Also used as a landscaping yard with office. Would suit a contractor servicing the Catalina and Saddlebrook area, or a contractor ready to bring improvements up to code while utilizing the yard for storing equipment and vehicles. Buyer to verify zoning, square footage, building improvements and lot lines.

## WILSON TROXELL

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## RE/MAX EXCALIBUR

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# LOCATION



Lot lines are approximate and indicative only. Require independent verification.

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