

# Property Details

CONTROL: Exclusive VALUE: \$350,000  
LOAN: \$0  
EQUITY: \$350,000

TITLE: Professional Office Condo-Tucson Arizona  
TYPE: Office Building

HAVE: Professional ready to move in end unit office Condo is located in a very serene and well cared for Rillito Business Park.

WEBSITE URL: <https://www.crexi.com/properties/1738746/arizona-4558-n-1st-ave-tucson-suite-150>

ADDRESS: 4558 N 1St Avenue Suite 150, Tucson, Arizona

BENEFITS TO NEW OWNER: Professional Corner Unit, Located in Lower Foothills. Highly trafficked Connecting mid & Downtown Tucson to the Catalina Foothills. Finished 1254 square feet with conference room, 2 ADA compliant rest rooms, break room and 3 private offices/exam rooms

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$5,024  
NOI: \$-5,024  
DEBT SERVICE: \$0  
CASH FLOW: \$-5,024  
CAP RATE: 0.00%



MOTIVATION: Owner user is no longer at this location

REMARKS: This professional ready to move in end unit office Condo Nicely finished 1254 square feet with conference room, 2 ADA compliant rest rooms, break room and 3 private offices/exam rooms. Ideal for most professional business office operations.

OWNER:

COUNSELOR: David Rosenstein Phone: 520-310-4020  
7189 E Tanque Verde Road Email: americandesertgroup@gmail.com  
Tucson, , 85715