

Property Details

CONTROL: Exclusive VALUE: \$3,200,000
LOAN: \$0
EQUITY: \$3,200,000

TITLE: ESTABLISHED TUCSON OFFICE
TYPE: Office Building
HAVE: 9382 SF Office Building with Storage featuring Executive Suites ranging from 200 to 1400 SF. Conference and break rooms on both levels. Adjacent to I-10. Professionally managed.
ADDRESS: 2524 W Ruthrauff RD, Tucson, Arizona
BENEFITS TO NEW OWNER: Solidly built office with upside. Adjacent to I-10 in NW Tucson Submarket. 40 Parking spaces.

GROSS SCHEDULED INCOME: \$267,480 Projected
VACANCY LOSS: \$13,374
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$47,945
NOI: \$206,161
DEBT SERVICE: \$0
CASH FLOW: \$206,161
CAP RATE: 6.44%

BENEFITS SOUGHT: Health forces sale. Out of ownership.

MOTIVATION: 9 Seller will finance. Submit your ideas. This is a FOR SALE offering.

CAN ADD: A hug.

REMARKS: This established office building is close to everything via I-10. This is a co-listing with Batoun Herrington.

OWNER: Caravan, INC

COUNSELOR: Tom DeSollar Phone: 520-400-2732
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