

Property Details

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

TITLE: Tucson Commerical Corner Lot at Alvernon and Irvington-Sell or Ground Lease

TYPE: Land

HAVE: Development opportunity for a branded C-store, travel fuel station, drive through Coffee or fast-food drive restaurant, or other retail. 2.77 highly visible and heavily traveled acres at the corner of Irvington & Alvernon. Easy I-10 Access

WEBSITE URL: <https://www.crex.com/properties/1747889/arizona-tucson-commerical-corn-er-lot-sell-or-ground-lease>

ADDRESS: 3785 E Irvington Road, Tucson, Arizona

BENEFITS TO NEW OWNER: Develop your next location Corner Lot At the exterior corner lot of Butterfield Business park Heavily Traveled-Highly Visible Ground Lease or purchase option Easy Access to I-10 and Tucson International Airport

GROSS SCHEDULED INCOME: \$0 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$7,589

NOI: \$-7,589

DEBT SERVICE: \$0

CASH FLOW: \$-7,589

CAP RATE: 0.00%



REMARKS: Development opportunity for a branded C-store, travel fuel station, drive through Coffee or fast-food drive restaurant, or other retail. 2.77 highly visible at the corner of Irvington and Alvernon in the heart of Tucson. Gound Lease or Purchase

OWNER:

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