



**\$2,250,000**

- Office
- Commercial
- Active



## 2300 N ROSEMONT BLVD, TUCSON, AZ 85712, USA

<https://rehomes.us>

### Basics

**Category:** Commercial

**Status:** Active

**Year built:** 1984

**County:** Pima

**Municipality/Zoning:** Tucson - OCR2

**Area:** Central

**Type:** Office

**Lot size:** 6588.00 sq ft

**List Price/SqFt:** 411.49

**List Number Main:** 22408425

**Lot Dimensions:** Irregular

**Freeway/Highway:** Over 5.1 Miles

### Description

**Legal Description:** DESERT MEDICAL PARK LOT 1



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## Rooms

**Library Level:** <http://www.andycourtney.com>

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## Building Details

**Lot Features:** Subdivided

**Parking:** Paved Parking

**Fence:** None

**Construction Status:** Existing

**Roof:** Built-Up - Reflect, Tile

**Construction:** Frame - Stucco

**Building SqFt:** 5468.00 sq ft

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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Architectural Style:** Central

**Special Listing Conditions:** None

**Variable Rate:** 2.0%

**Loan Amount:** \$0

**# Of Units Total:** 1

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care

**Restrictions:** CC&R

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Unknown

**Road Type:** Paved

**Technology:** Cash,Conventional,Submit

**Terms:** Cash,Conventional,Submit

**Income: Gross Scheduled Rent:** 169508.00

**Income: Vacancy Loss:** 0.00

**Analysis: Cap Rate %:** 6.50

**Analysis: Vacancy Rate %:** 0.00

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## Listing Office



**Listing Office ShortId:** 2049

**ListingOfficeName:** Andy Courtney Properties, Ltd.

**Listing Office Phone:** (520) 290-5700

**Listing Office Address:** 6430 N Swan Rd  
Ste100/110, Tucson, AZ 85718

**Listing Office Url:**  
<http://www.andycourtney.com>

**Listing Member ID:** 411

**Listing Member Phone:** (520) 290-5700

**Office ID:** 20091207184741183806000000

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## Units Information

**Unit Information:** Health Care: Clinic

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## Amenities & Features

**Accessibility Features:** Central **Features:** Conference Room, Drop Ceiling, Fire Sprinklers, Smoke detector

**Main Cooling:** Zoned

**Main Heating:** Zoned

**Water:** City

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## Fees and Taxes

**Tax Year:** 0.15

**Expenses: Taxes/Assessments:** \$14,182

**Expenses: Figures Presented:** \$0

**Taxes:** \$13,942

