



**\$900,000**

**3832 E FORT LOWELL RD, TUCSON, AZ  
85716, USA**

<https://rehomes.us>

- Health Care
- Commercial
- Active



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## Basics

**Category:** Commercial

**Status:** Active

**Year built:** 2000

**County:** Pima

**Municipality/Zoning:** Tucson - C1

**Area:** Central

**Type:** Health Care

**Lot size:** 20125.00 sq ft

**List Price/SqFt:** 245.70

**List Number Main:** 22411761

**Lot Dimensions:** 87 x 209 x 88 x 210

**Freeway/Highway:** 2.1 - 5 Mile

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## Description

**Legal Description:** From Parcel:11105010A /W99.07' E450.67' M/L Of S204' N264' Ne4 Ne4 .45  
Ac Sec 33-13-14 (Rd: 3695/113)(10232/2033 10702



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## Rooms

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

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## Building Details

**Lot Features:** North/South Exposure,Subdivided

**Parking:** Paved Parking, Private Parking

**Fence:** None

**Construction Status:** Existing

**Roof:** Built-Up - Reflect

**Construction:** Steel Frame

**Building SqFt:** 3663.00 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.

**Special Listing Conditions:** None

**Variable Rate:** 3%

**# Of Units Total:** 2

**Restrictions:** CC&R

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Road Type:** Paved

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 0.00

**Analysis: Gross Rent Multi:** 12.50

**Analysis: Exp % of Gross:** 25691.00

**Architectural Style:** Central

**Ownership:** Corporation

**Loan Amount:** \$0

**Landscape - Front: Other:** None

**Landscape - Rear: Other:** None

**Attribution Contact:** lopez@mlslisting.net

**Property Disclosures:** Leases

**Technology:** Cash,Conventional

**Income: Gross Scheduled Rent:** 69660.00

**Analysis: Cap Rate %:** 7.00

**Analysis: Vacancy Rate %:** 0.00

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## Listing Office



**Listing Office ShortId:** 16719  
**Listing Office Phone:** (520) 918-4800

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

**Listing Member Phone:** (520) 585-8105

**ListingOfficeName:** Long Realty Company  
**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member ID:** 29866

**Office ID:** 20091207184652278815000000

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## Units Information

**Unit Information: Office:** Office Building  
**Unit Information: Health Care:** Acute Care Hospital

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## Amenities & Features

**Sewer:** Connected

**Accessibility Features:** Central

**Green Features:** Bath Exhaust Out,Ins Concrete Forms

**Main Heating:** Heat Pump

**Water:** City

**Gas:** Natural

**Accessibility Features:** None

**Features:** Storage

**Main Cooling:** Central Air

**Security:** Prewired

**Water Heater:** Natural Gas

**Total Parking:** 21

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## Fees and Taxes

**Tax Year:** 0.46

**Expenses: Taxes/Assessments:** \$13,152

**Expenses: Water/Sewer:** \$0

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

**Expenses: Captial Expenses:** \$3,483

**Expenses: Gas/Electric:** \$1,741

**Taxes:** \$13,152.29

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$3,483

**Expenses: Insurance:** \$3,483

**Expenses: Maintenance Supplies:** \$0

