



2475 E WATER ST, TUCSON, AZ 85719, USA

<https://rehomes.us>

Central free standing office that was fully renovated in 2014 with 18 offices, conference room, large bull pen area, ADA restrooms, & large training room. Near U of A, Banner UMC, shopping, and restaurants. Quality building with 40 parking spaces and great central location. Base rent \$15 sf/yr, Triple net lease, NNN estimated at \$5.50 [...]

- Office
- Common Interest
- 6900.00 sq ft



Basics

Category: Common Interest

Lot size: 39130.00 sq ft

Days On Market: 3

Area: 6900.00 sq ft

Municipality/Zoning: Tucson - C2

Township: 13

Type: Office

Year built: 1959

List Price/SqFt: 0.00

Lot Acres: 0.90 acres

Lot Dimensions: 277x142x277x141

Freeway/Highway: 2.1 - 5 Mile



Description

Legal Description: N140' S830.26' W285' E330' E2 SE4 SW4 LESS W10'FOR ALLEY 1.05 AC SEC 32-13-14

Building Details

Lot Features: North/South Exposure

Parking: Paved Parking

Fence: None

Roof: Built-Up - Reflect

Construction: Masonry Stucco

Construction Status: Existing

Miscellaneous

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

Of Units Total: 1

Direction: E

Section: Pima, 32

Range: 14.00

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip

Electric: Electric Company: TEP

Fire Protection: Included in Taxes

Road Type: Paved

Listing Office

Listing Office ShortId: 286607

Listing Office Phone: (520) 318-5290

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 7380 N. La Cholla Blvd, Tucson, AZ 85741

Units Information



Unit Information: **Office:** Office Building

Amenities & Features

- | | |
|----------------------------------|--------------------------------------------------|
| Sewer: Connected | Features: Conference Room, Smoke detector |
| Main Cooling: Central Air | Main Heating: Heat Pump |
| Security: Alarm Installed | Water Heater: Natural Gas |
| Gas: Natural | |

