



## 341 S OLSEN AVE, TUCSON, AZ 85719, USA

<https://rehomes.us>

Existing auto repair shop, zoned I-1 for many uses. The 470 SF office has A/C and restroom. Shop area has an additional restroom, 7 roll-up grade doors, 5 above ground lifts, and 4 evaporative coolers. Large .35 acre yard is fully fenced, 6' fence plus razor wire, with 2 rolling gates. \$10.00/SF Modified Gross lease.

- Industrial
- Common Interest
- 4365.00 sq ft



### Basics

**Category:** Common Interest

**Lot size:** 15188.00 sq ft

**List Price/SqFt:** 0.83

**Lot Acres:** 0.35 acres

**Lot Dimensions:** Approx 135 x 114

**Freeway/Highway:** 1.1 - 2 Miles

**Type:** Industrial

**Year built:** 1975

**Area:** 4365.00 sq ft

**Municipality/Zoning:** Tucson - I1

**Township:** 14



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## Description

**Legal Description:** AMERICAN VILLA RESUB LOTS 10 & 11 BLK 16

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## Building Details

**Lot Features:** Corner Lot

**Parking:** Fenced Parking

**Fence:** Chain Link

**Roof:** Built-up

**Construction:** Concrete Block

**Construction Status:** Existing

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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.

**# Of Units Total:** 1

**Electric:** Electric Company: TEP

**Fire Protection:** Included in Taxes

**Road Type:** Paved

**Co-op Fee:** \$3

**Direction:** S

**Section:** Pima, 17

**Range:** 14.00

**Industrial Use:** Flex Space

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## Listing Office

**Listing Office ShortId:** 5724

**Listing Office Phone:** (520)  
219-3100

**ListingOfficeName:** Goldsmith Real Estate

**Listing Office Address:** 5431 N. Oracle Road, Suite 191,  
Tucson, AZ 85704

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## Amenities & Features

**Sewer:** Connected

**Main Cooling:** Central Air,Evaporative Cooling

