

# OFFICE CONDO FOR SALE

4562 N. 1<sup>st</sup> Ave. #120  
(South of River Rd)  
Tucson, Arizona 85718



Branel Real Estate  
Company, LLC



Office or Medical

Exceptional location at the base of the Tucson Foothills. Nearby amenities include restaurants and services including the Tucson Mall. This desirable office condominium backs up to the Pima County Loop for ease of access to this treasured outdoor enthusiast's walking and biking path. First Avenue is a major North-South thoroughfare joining Northwest to Downtown Tucson and beyond. Well appointed and functional layout includes three private offices, a multi-purpose room, large kitchen and restroom as well as a spacious lobby featuring high end finishes. Located within 5 miles of the renowned Banner University Medical Center, University of Arizona and Interstate 10, this location is ideal for any business desiring accessibility to convenient services and amenities.

- Well-appointed office condominium ± 1,242 Square Feet
- Owner/User or Investor Opportunity \$335,000
- Proforma NOI yields 6.86% Cap Rate
- Parking Ratio 4:1,000
- Professionally Managed Rillito Business Park

## Neighborhood Demographics



	Population	Average HH Income	Daytime Population
1 Mile	13,090	\$71,643	16,184
3 Mile	98,692	\$75,300	98,052
5 Mile	233,683	\$82,046	286,300

Traffic Count: 26,463 VPD (Q3 2023)

Source: ESRI

For More Information, contact:  
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520-524-5248  
[batoun@branelre.com](mailto:batoun@branelre.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

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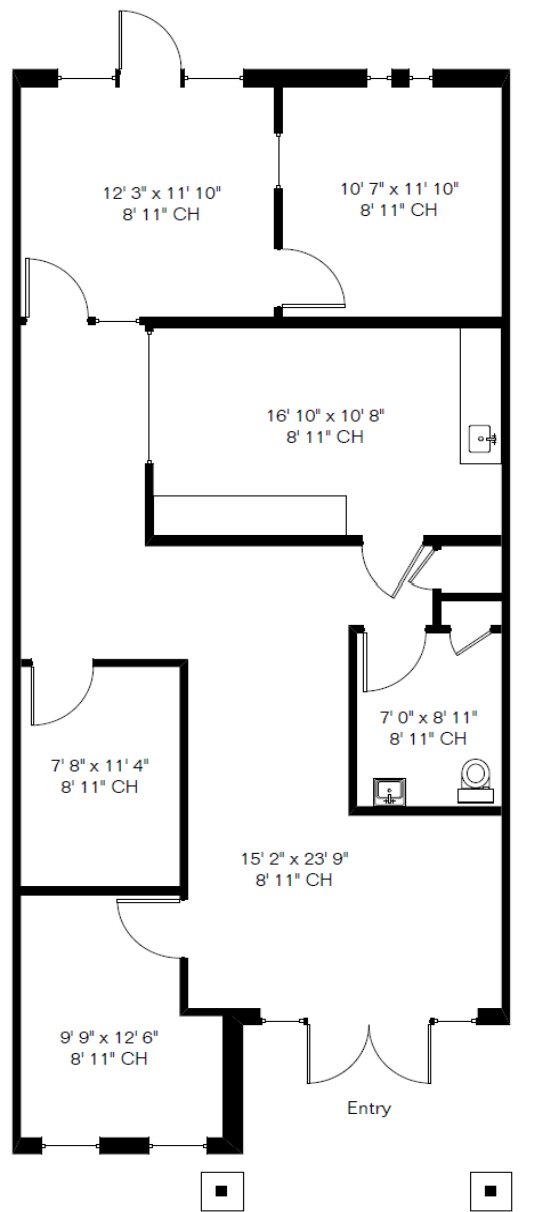
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## Floor Plan:

The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified. This drawing is for marketing purposes only.

4562 N 1<sup>st</sup> Ave Ste 120

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Gross 1,242 Sq Ft

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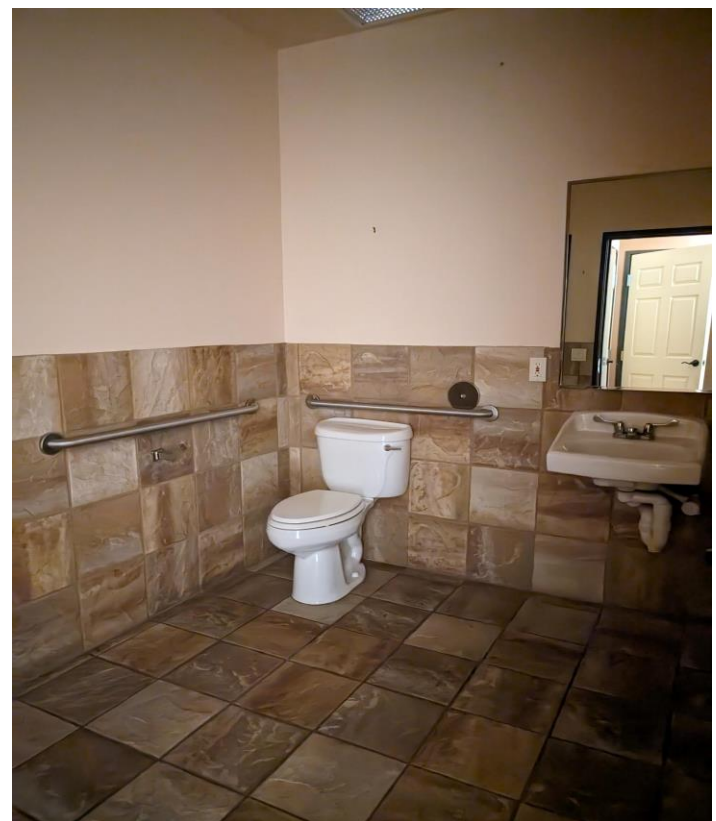


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