

Freestanding Bldg. For Sale/Lease

4924 E. 22nd Street

Tucson, Arizona 85711



Branel Real Estate
Company, LLC



Freestanding Bldg.
w/Warehouse

Freestanding building with Fifty feet of 22nd Street frontage zoned C-2. Building features front showroom, rear warehouse with grade level roll up door, renovated restroom, and fenced yard with drive in gate. Currently 7 striped parking spaces in front of store and large monument sign along 22nd Street. Mutual use Easement with property to the East for access to rear of lot.

- ☐ +/- 2,400 SF Storefront with Warehouse & +/- 5,600 SF Fenced Yard
- ☐ 1/3 acre lot
- ☐ For Sale \$429,900
- ☐ For Lease \$1 PSF /Mo.– NNN
- ☐ Option to include on-site storage containers
- ☐ Large Monument Signage / 7 striped parking spaces
- ☐ 8' x 8' Grade level Roll up door / 9' clear height in warehouse

Nighborhood Demographics



Population

Average
HH Income

Daytime
Population

1 Mile 15,010 \$66,588 12,684

3 Mile 102,890 \$70,925 123,535

5 Mile 278,874 \$73,580 340,839

Traffic Count: 46,000 VPD

Source: ESRI

For More Information, contact:

Branel Real Estate Company, LLC

Batoun Herrington, CCIM, CPM®

520-524-5248

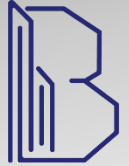
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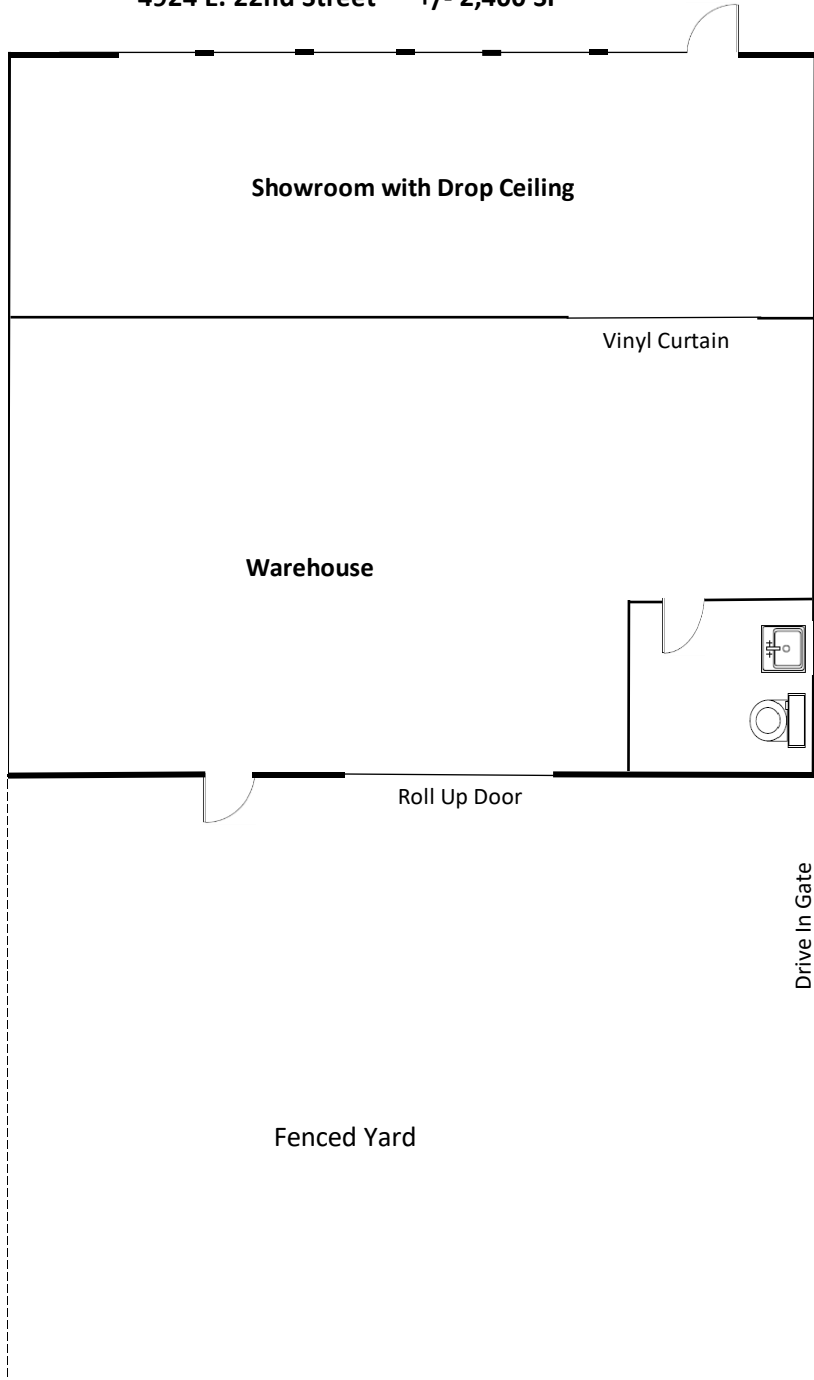
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Floorplan:

4924 E. 22nd Street +/- 2,400 SF



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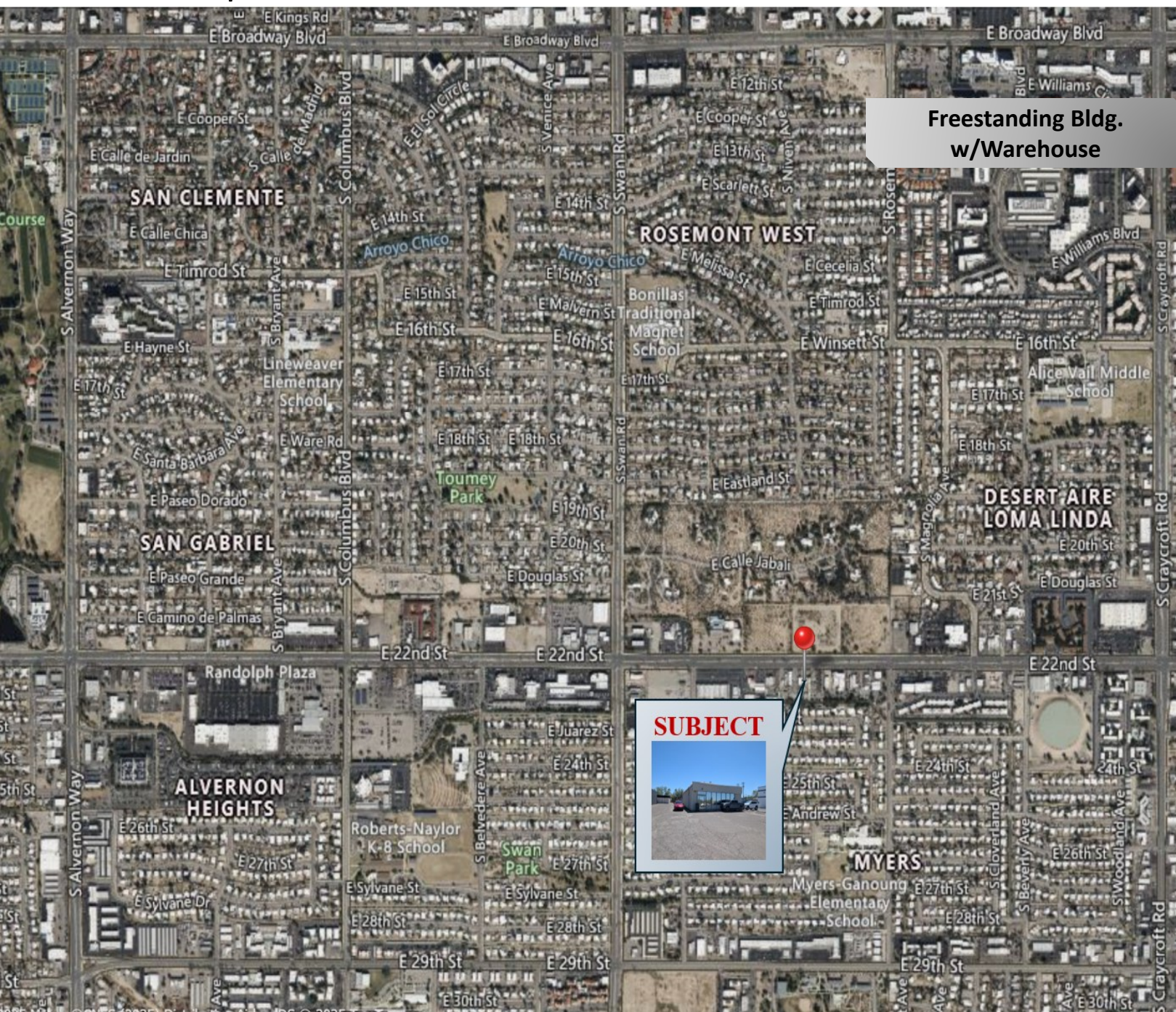


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Location Map:



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