



**KELLERWILLIAMS.
SOUTHERN ARIZONA**

FREESTANDING FOR SALE 3,392 SF

RIVAS CONSTRUCTION

702 S CAMPBELL AVE, TUCSON, AZ 85719



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1730 E River Road Suite 200
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Each Office Is Independently Owned and Operated.



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Summary



Property Address: **702 S CAMPBELL AVE, TUCSON AZ 85719**

Listing Agent: Chuck Corriere, MBA, Associate Broker

Keller Williams Southern Arizona

Contact: 520-400-9811 | chuck@dealmakerteam.com

Introduction

This commercial property, located in Tucson, AZ, offers a unique blend of office, conference, and industrial space suitable for a variety of business needs. Constructed with brick and wood and featuring a built-up flat roof that is coated annually for optimal durability, this facility is both functional and well-maintained. With features such as 400 Amp 3-phase electric service, modern HVAC systems, security cameras, and fenced yard space, this property provides all the essentials for a smooth business operation. We are currently accepting cash offers for the property and select equipment.

Brief Overview of the Property

- Construction: Brick and wood, built-up flat roof (coated annually).
- HVAC: One gas-powered, 16 SEER HVAC unit (3 years old) for office and conference areas.
- Utilities: City sewer, Tucson Water, TEP electric service, 400 Amps, 3-phase, 4-wire electrical service.
- Cooling & Heating: 3 evaporative coolers with gas heat for the shop area.
- Lighting & Security: 4 interior and 4 exterior security cameras, dusk-to-dawn lighting on all four sides of the building.
- Interior Spaces: One office, one conference room with a kitchenette and full bath (including shower), adjacent to the conference room.
- Shop & Yard Area: 5 bays with grade-level roll-up doors (two at 11' x 12', three at 11.5' x 12'), chain link fenced yard with a roll-open door and two man doors.
- 12' to 14' interior ceiling heights
- Additional Features: Willing to consider cash offers for both the property and equipment.

Asking Price, Terms, and Conditions

Asking Price: \$590,000

Offering Terms: Accepting cash offers

Shop Equipment: Available for purchase with cash offer

Disclaimer: The information provided in this Summary is for informational purposes only and should not be considered as a representation or warranty. Prospective investors are advised to conduct their own due diligence and seek professional advice before making any investment decisions.

Property Highlights

This property offers a versatile and functional environment, perfect for businesses looking for space, security, and modern amenities in Tucson.

- Prime Commercial/Industrial Space: Ideal for a variety of business uses with office, conference, and shop areas.
- Durable Construction: Built with brick and wood, featuring a built-up flat roof that is annually maintained.
- Modern HVAC System: Office and conference room serviced by a 16 SEER gas-powered HVAC unit (3 years old).
- Ample Cooling & Heating: Shop area equipped with 3 evaporative coolers and gas heat for year-round comfort.
- Convenient Utilities: Connected to city sewer, Tucson Water, and TEP electric service with 400 Amps, 3-phase, 4-wire electrical system.
- Security Features: Equipped with 4 interior and 4 exterior security cameras, providing comprehensive surveillance.
- Exterior Lighting: Dusk-to-dawn lights installed on all four sides (West, South, North, East) for added visibility and security.
- Functional Yard Space: Fenced yard with chain link fencing, featuring 1 roll-open door and 2 man doors for easy access.
- Spacious Shop with Roll-Up Doors: 5 grade-level roll-up doors (two at 11' x 12', three at 11.5' x 12') offer excellent access for vehicles and equipment.
- Shed type roof that slopes to the south.
- Interior floor slopes to the north (4' slope north to south).
- Well-Appointed Interior: Includes 1 office, 1 conference room with kitchenette and a full bath (with shower), providing comfortable workspace accommodations.
- Cash Offers Considered: Seller open to cash offers, with shop equipment available for purchase.

Property Use

Parcel Number: 124-19-029A

This property is currently zoned for **commercial/industrial use**, making it suitable for a wide range of business operations including, but not limited to, light manufacturing, warehousing, distribution, and service-related industries.

Any proposed future use must comply with applicable zoning regulations as set forth by the City of Tucson. Buyers are responsible for verifying the allowed uses, obtaining necessary permits, and ensuring compliance with local, state, and federal laws, including building codes, environmental regulations, and fire safety requirements. The property is being sold AS-IS, and no warranties are made regarding the suitability of the property for any specific use.

Prospective buyers should conduct their own due diligence regarding intended use prior to making an offer.

Existing Buildings

The property features a durable brick and wood construction, providing a solid foundation for both office and industrial use. The building is equipped with a ****built-up flat roof****, which is coated annually to ensure longevity and protection from the elements.

The interior includes:

- 1 office and 1 conference room, both climate-controlled with a 16 SEER gas-powered HVAC unit (installed 3 years ago). The conference room is conveniently adjacent to a full bathroom with a shower, offering additional functionality for staff or visiting clients.
- A kitchenette within the conference room area, perfect for small gatherings or daily office use.

The shop area is ideal for industrial activities and features:

- 5 grade-level roll-up doors (two doors measuring 11' x 12' and three doors at 11.5' x 12'), providing easy access for equipment and vehicles.
- Three evaporative coolers and gas heating, ensuring a comfortable working environment throughout the year.
- 400 Amp, 3-phase, 4-wire electric service, which offers sufficient power for a variety of industrial or service-based operations.

The exterior is well-lit with dusk-to-dawn lighting on all four sides (West, South, North, East) and is monitored by 8 security cameras (4 interior and 4 exterior), enhancing safety and security.

The property also includes a fenced yard with chain-link fencing, 1 roll-open door, and 2 man doors for easy access and secure storage of equipment or vehicles.

This functional and well-maintained building is designed to accommodate a wide range of commercial and industrial activities.

Property Photos and Maps



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

Property Photos and Maps



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

Property Photos and Maps



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

Property Photos and Maps



Photo 18



Photo 19



Photo 20



Photo 21

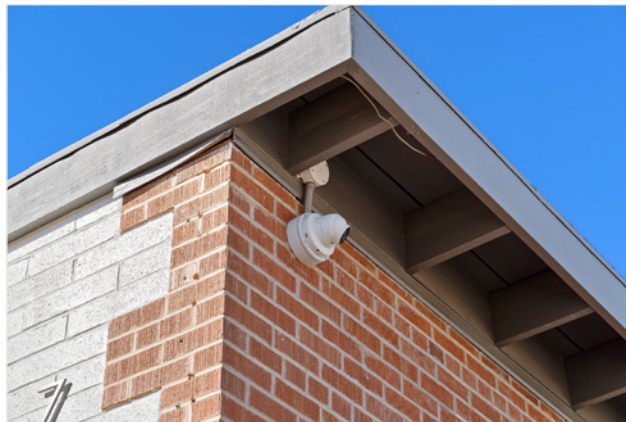


Photo 22



Photo 23

Valuation Overview

This commercial/industrial property offers a range of valuable features, making it an attractive asset for potential buyers:

- **Construction & Condition:** The brick and wood structure, combined with the well-maintained built-up flat roof (coated annually), adds durability and longevity, reducing potential maintenance costs.
- **HVAC & Cooling Systems:** Modern, gas-powered 16 SEER HVAC unit (3 years old) for the office and conference room, along with three evaporative coolers and gas heating in the shop, ensures cost-effective climate control.
- **Utilities:** The property is fully connected to city sewer, Tucson Water, and TEP Electric with 400 Amp, 3-phase, 4-wire service, providing sufficient power for industrial operations, potentially increasing its market value.
- **Security & Lighting:** 8 security cameras (interior and exterior) and dusk-to-dawn lighting on all four sides enhance the property's security, which is a key factor for prospective buyers.
- **Access & Yard Space:** The five grade-level roll-up doors and fenced yard with easy access points (roll-open and man doors) provide operational flexibility for a wide range of industries.
- **Interior Features:** The presence of an office, conference room, kitchenette, and full bath (with shower) adds convenience for administrative functions and client meetings.

Given the property's versatility and functionality, its value will depend on local market conditions, buyer demand, and its potential for customization to suit various commercial or industrial uses. Interested buyers are encouraged to conduct their own appraisal or hire a professional to assess the market value more precisely, considering current real estate trends and comparable property sales in the Tucson area.

Note: The seller is open to cash offers, which may expedite the sales process and offer potential value to investors seeking quick transactions.

Contact Information



For inquiries and to schedule property tours, please contact the listing agent:

Listing Agent: Chuck Corriere, MBA, Associate Broker
AZDRE License #: BR564958000
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Email: chuck@dealmakerteam.com
Phone: (520) 400-9811

Address:
702 S CAMPBELL AVE
TUCSON, AZ 85719

Business Hours:
Monday to Friday: 9:00 AM - 5:00 PM
Saturday: By appointment only
Sunday: Closed

We look forward to assisting you and providing further information about this opportunity. Please feel free to reach out to us with any questions or to request additional documentation related to this property.