

North Stone Business Village

3100 N Stone Ave., Tucson, Arizona 85705

ASKING PRICE \$3,500,000 | IN-PLACE NOI \$289,791 | CAP RATE 8.28%

Investment Highlights

- Approx. 32,556 SF neighborhood commercial center on approximately 2.46 acres.
- The property is now 100% occupied, with the final 1,000 SF suite recently leased to a barber shop.
- Annual revenue of approximately \$358,802 and operating expenses of approximately \$58,233.
- Monthly base rent of approximately \$28,612; monthly gross collections of approximately \$29,900.
- Diverse tenant mix serving neighborhood retail, service, office, trade, and community uses.
- Convenient central Tucson location with strong accessibility and surface parking.

Current Vacancy	None - 100% occupied
Monthly Base Rent	\$28,612
Monthly Gross Income	\$29,900
Annual NOI	\$289,791
Cap Rate	8.28%
Broker	Teresa Zizak / Arizona Real Estate Professionals Group

Contact Information

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Prepared from the owner-provided workbook titled "Current rent roll and utility and finance 2.2026 update 2.xlsx". Property descriptive data in this package also reflects prior marketing information supplied by the client. All figures should be independently verified by prospective purchasers.