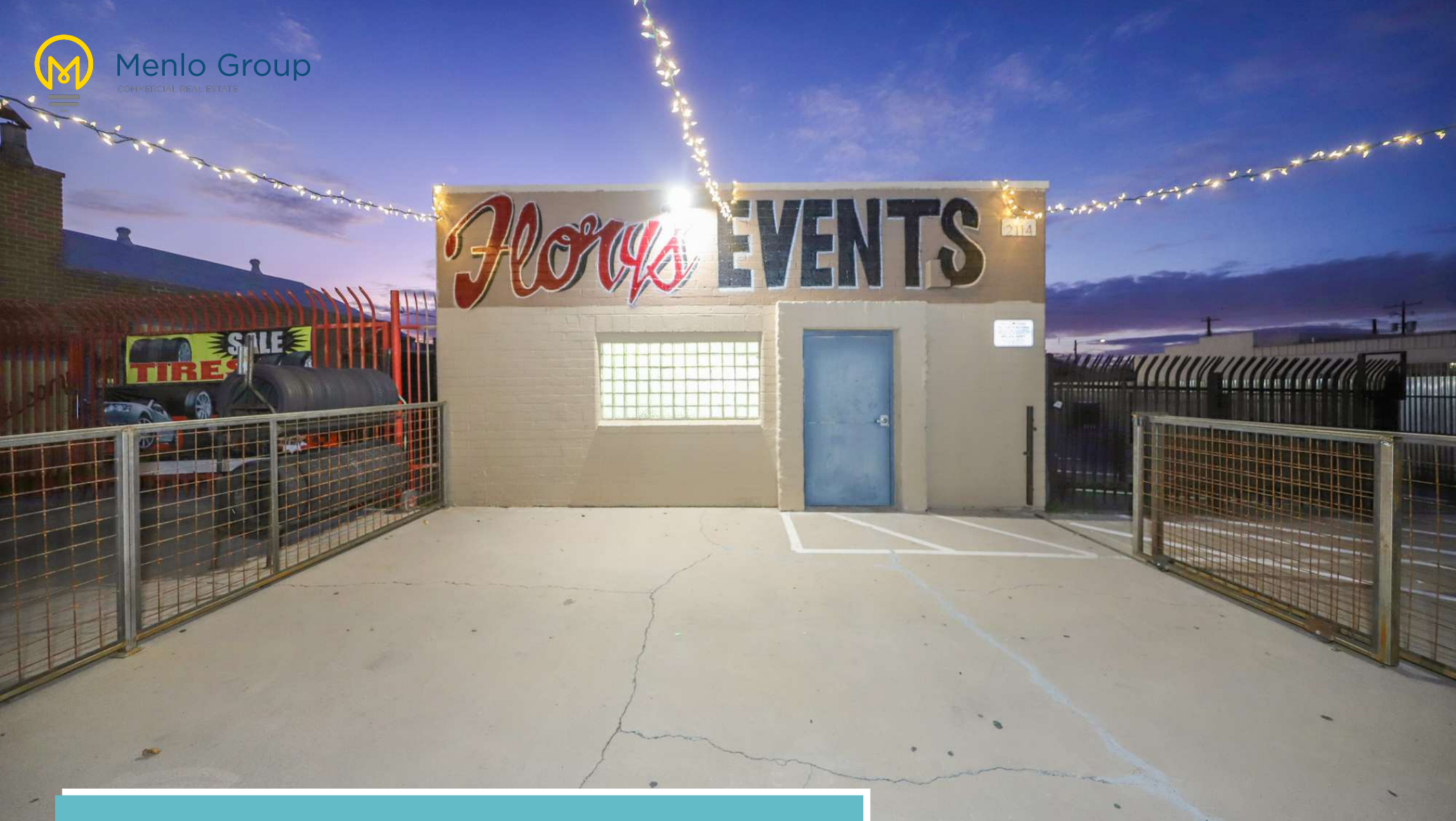




Menlo Group  
COMMERCIAL REAL ESTATE



## FREESTANDING RETAIL & OFFICE

2114 S 6th Ave Tucson, AZ 85713

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Ideal for Investor or Owner/User

*Exclusively listed by:*

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## PROPERTY SUMMARY

PRICE	\$500,000.00
PRICE PSF	\$310.95 PSF
PROPERTY TYPE	Storefront Retail/Office
BUILDING SIZE	+/- 1,608 SF
LOT SIZE	+/- .17 Acres
YEAR BUILT	1955

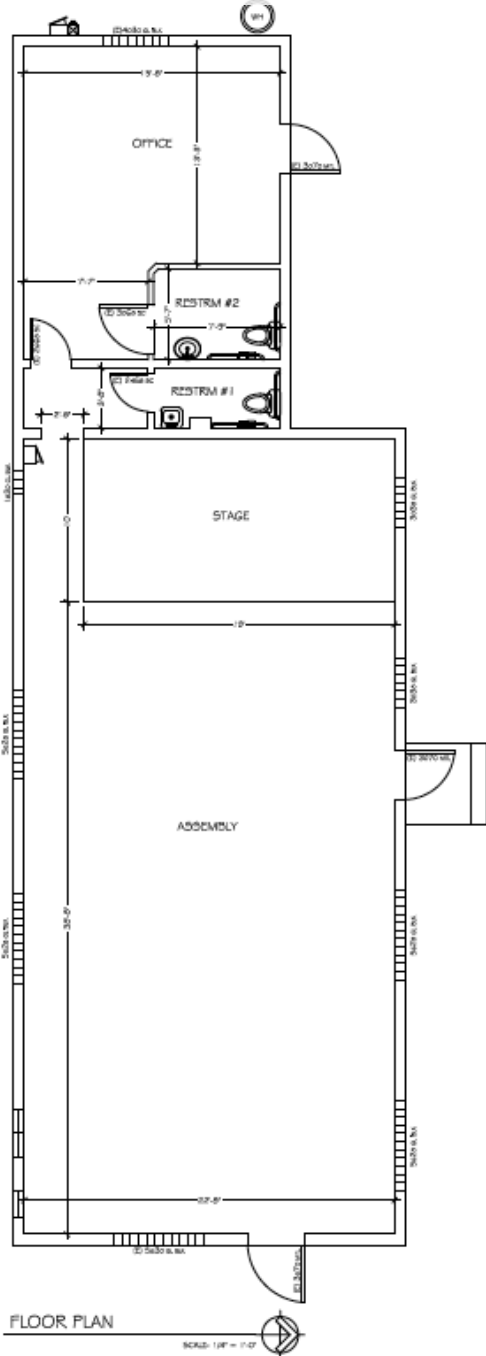
## PROPERTY HIGHLIGHTS

- Freestanding Storefront Retail/Office Available for Purchase
- Approximately 1,608 SF
- Outdoor patio and bar area
- Approx. .17 acre lot with private parking
- Recently renovated with improvements to the roof, flooring, interior, plumbing installations, exterior fencing, sound system, front bar addition, and parking lot refurbishment.
- Has been occupied by event/entertainment tenant for 8 years - Tenant is interested in remaining in space which would provide immediate Tenant Income.
- Zoned SB2A
- APN 118-23-284A
- Just south of Downtown Tucson and University of Arizona
- Easy Access to I-10 Freeway

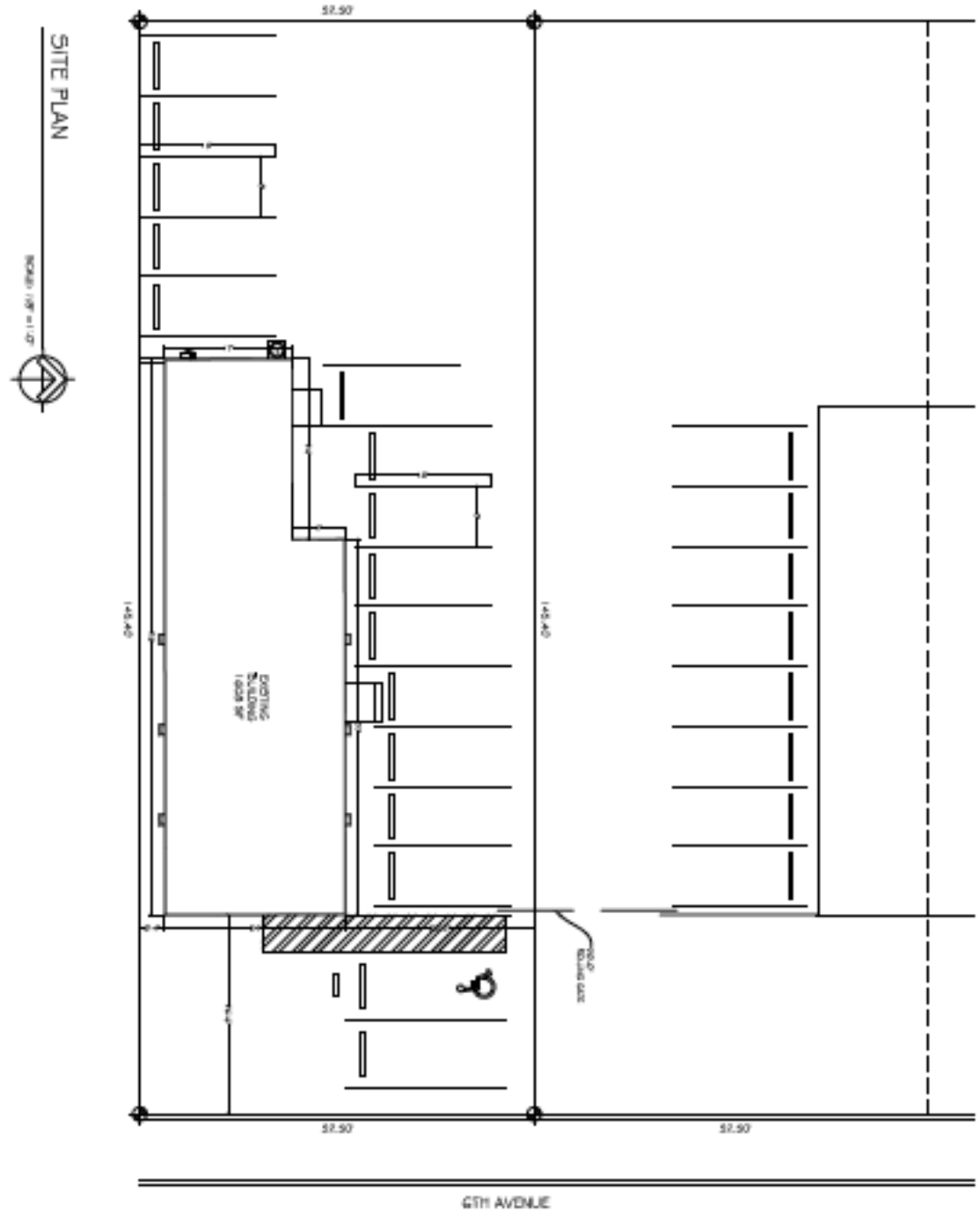
# Property Photos



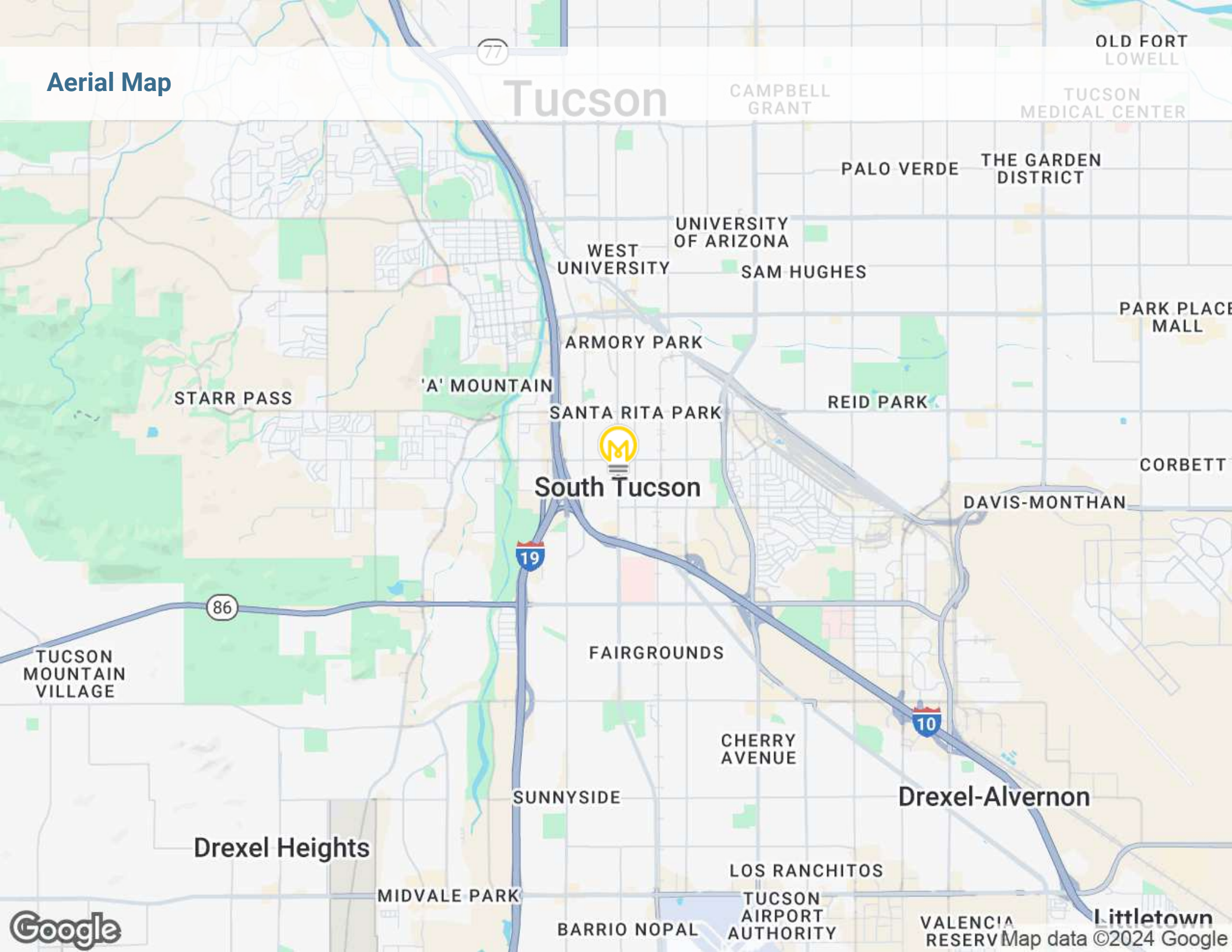
# Floor Plan



# Site Plan



Aerial Map



Tucson

OLD FORT  
LOWELL

CAMPBELL  
GRANT

TUCSON  
MEDICAL CENTER

PALO VERDE

THE GARDEN  
DISTRICT

UNIVERSITY  
OF ARIZONA

WEST  
UNIVERSITY

SAM HUGHES

PARK PLACE  
MALL

STARR PASS

'A' MOUNTAIN

ARMORY PARK

REID PARK

SANTA RITA PARK

CORBETT

South Tucson

DAVIS-MONTHAN

86

TUCSON  
MOUNTAIN  
VILLAGE

FAIRGROUNDS

CHERRY  
AVENUE

Drexel-Alvernon

SUNNYSIDE

Drexel Heights

LOS RANCHITOS

MIDVALE PARK

TUCSON  
AIRPORT  
AUTHORITY

BARRIO NOPAL

VALENCIA  
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Littletown