

711 S. Sixth Avenue



Freestanding Building for Sale

Located in Downtown Armory Park Historic Neighborhood District

- Location:** 711 S. 6th Avenue (Just north of 18th Street at the 5 Points Intersection).
- Building:** ±4,377 SF - Currently an Art Gallery (Please - Do Not Disturb Tenant)
- Sale Price:** \$995,000
- Site:** ±18,295 SF (±.42 acres) **Zoning:** HC-3, City of Tucson
- Property Taxes:** \$6,091.79 (2024) **Parcel #:** 117-07- 216A
- Features:** Freestanding building located in the 5-Points area.

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Tucson, AZ 85701



AERIAL OF PARCEL



Building Highlights

- Building:** 4,377 SF retail art gallery with office, storage, and work areas, as well as two restrooms.
- Parking:** 21 Parking Spaces in the rear of the building.
- HVAC:** HVAC in the gallery area; evaporative cooling and wall A/C units in the rest of the building.
- Roof:** Built-up flat roof over a wood truss system.
- Year Built:** 1969 with additions made in 1986.



BUILDING LAYOUT & MEASUREMENTS

