

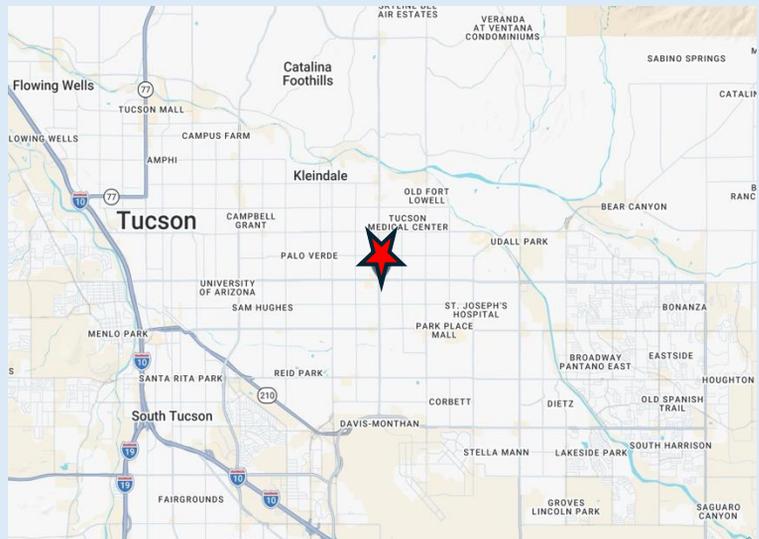
4734 East Speedway Blvd Tucson 85712



Offered at \$895,000 / \$160/ft



- 5610sf Total SF
- All Masonry Construction
- Built 1951
- 16' Clear Height
- 4 Roll Up Doors
 - 1 x 12'
 - 2 x 10'
 - 1 x 8'
- Lobby + 3 Offices
- ADA Restroom
- Ample Interior Car Storage
- 10-12 Surface Parking
- Monument Signage
- Near Signalized Intersection
- Prop Tax \$7697.07



C-2 zoned commercial property operating as an automotive repair shop, located just east of Speedway & Swan. The $\pm 5,610$ SF building sits on just over 12,000 SF of land and includes ± 800 SF of office/lobby space and a large service bay with 16' ceilings, capacity for 4 lifts and an alignment rack, and four grade-level roll-up doors.

Shop space accommodates 10+ vehicles. Property offers ± 70 feet of Speedway frontage, a high-visibility monument sign, and excellent exposure along a major east-west corridor. Located within 15 minutes of most parts suppliers and surrounded by established retail and service users.

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