CUSHMAN & PICOR

PRICE REDUCED: \$1,150,000 (\$104.74 / SF)

FOR SALE 2501 E Elm St Tucson, Arizona 85716

Casas Adobe

10,980 SF Medical / R&D / Retail / Office Space Sale Price: \$1,690,000 (\$153.92/SF) Price Reduced: \$1,150,000 (\$104.74/SF)

Property Highlights

- · Zoning and approved building plans in place to build out an in-patient drug and alcohol treatment center for 47 beds
- · Abundant amenities located within a 1-mile radius of property
- Located in historic Blenman Elm neighborhood .
- Shell condition •
- Free standing building
- Ample parking on property •
- Property use also zoned for R&D, Retail, or Office

Property Details

Possession	Immediate
Year Built	1970
Zoning	C-1, City of Tucson
Assessor Parcel No.	123-02-288A
Parking	±37 Spaces

Jason Abraham Shaltiel Commercial Properties +1 520 546 2791 jshaltiel@picor.com

Thomas J. Nieman **Principal, Office Properties** +1 520 546 2728 tnieman@picor.com

Catalina Foothills WELLS SUBJECT BEAR CANYO Tucson Tucson Medical Center PARK PLACE THE UNIVERSIT BROADWAY DAVIS-MONTHAN LAKESIDE PARK GROVES LINCOLN PARK Drevel Pima Air & Space Museum MIDVAL r del TUCSON RITA RAN

creation

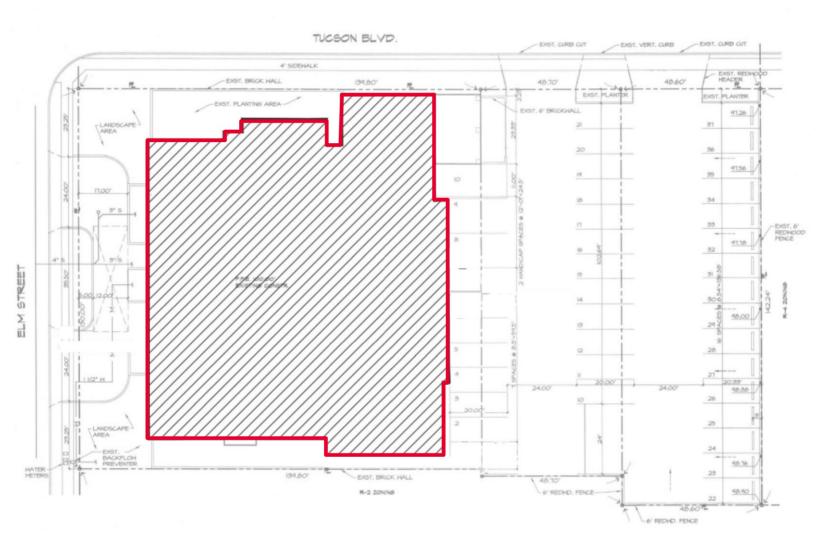
PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

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Survey - Currently in Shell Condition



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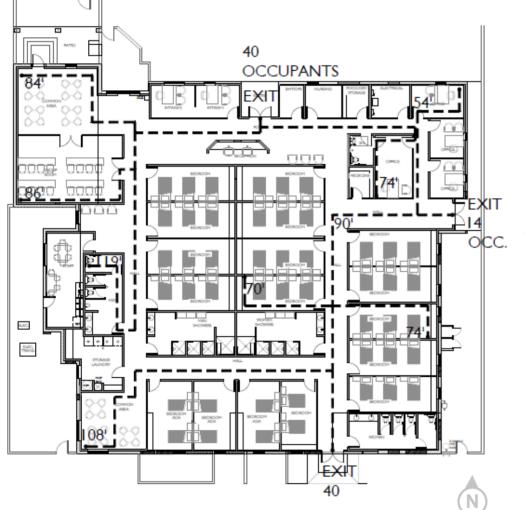
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Proposed and Approved Drug and Alcohol Treatment Center Layout (47 Beds)



<u>SLEEPING AREA:</u> 4142 S.F. 1560 S.F. TOTAL 5702 S.F. / 120 = 47.5 OCCUPANTS

OUTPATIENTS AREAS: 2042 MEN REST ROOM 831 SHOWERS 320 WOMEN REST ROOM TOTAL 3,193 / 100 = 31.9

OFFICE/ LAUNDRY:

OFFICE, MEDICINE, BREAK ROOM 2,085 / 150= 13.9 OCCUPANTS

TOTAL OCCUPANTS 93.3 = 94 OCCUPANTS

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Trade Map



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