

# FREESTANDING BUILDING

2114 S 6<sup>th</sup> Avenue | Tucson, AZ



FOR SALE



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## PROPERTY DETAILS

Sale Price	\$319,000
Building Size	1,608 SF
Land Size	7,634 SF
Taxes (2025)	\$2,902.34
Tax Parcel No.	118-23-284A
Zoning	SB-2A, General & Intensive Business (Equivalent to C-2)
Address	2114 S 6th Avenue, Tucson, Arizona 85713

## HIGHLIGHTS

- Freestanding building available - currently used as a small event center
- Could convert nicely to C-2 uses such as a contractor's yard, used car lot, or tire lot
- Secured parking lot with wrought iron fencing
- Great visibility with frontage on 6th Ave

## TRAFFIC COUNTS

6 <sup>th</sup> Ave	15,569 VPD (2024)
29 <sup>th</sup> St	10,538 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	10,507	\$64,090	4,575
3 Miles	103,686	\$70,208	67,820
5 Miles	266,916	\$71,852	132,266

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10/21/2025

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**Aaron LaPrise** / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

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## SITE PLAN



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## AERIAL



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