

530-540

N 7th Ave | Tucson, AZ 85705

CBRE

Infill Site with Development Potential

Warehouse/Automotive

New Purchase Price: \$995,000





PROPERTY OVERVIEW

Pricing	\$995,000
Assessor Parcel No.	114-04-238A
Land Size	±24,394 SF or ±0.56 Acres
Structures	
Warehouse (1948)	±4,000 SF (40'x100')
Covered Workspace/Garage	±4,800 SF (40'x120')
Single Family Unit	0 SF Assessed
Zoning	C-3
Zoning Overlay	Infill Incentive District (GIIS)-Downtown Links Subdistrict (DLS)-Stone/Sixth Street Sub-Area (SSS), Sixth Street Sub-Area (SSS)
Opportunity Zone	Census Tract 04019000400

Highlights

- Great Downtown/Central Location near Freeway and Downtown Links to get east via Aviation Highway
- Near University of Arizona and Downtown Tucson
- C-3 Zoning allows for quasi industrial uses and redevelopment opportunities In the path of growth!

CONTACT

John Ash

+1 520 323 5177

john.ash@cbre.com



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