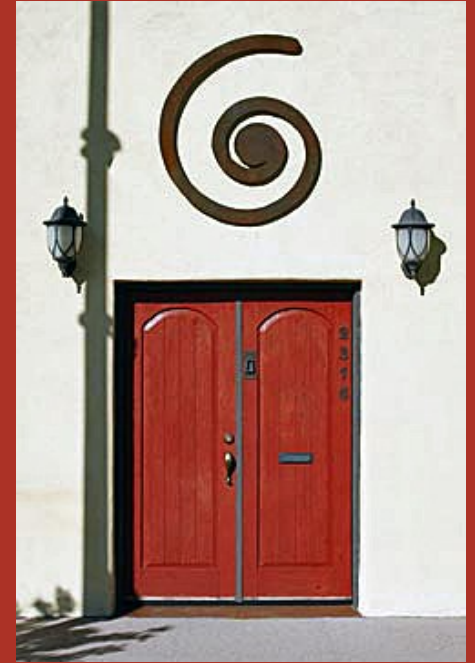


**S
A
L
E**



2318 South Fourth Avenue

\$369,000.00

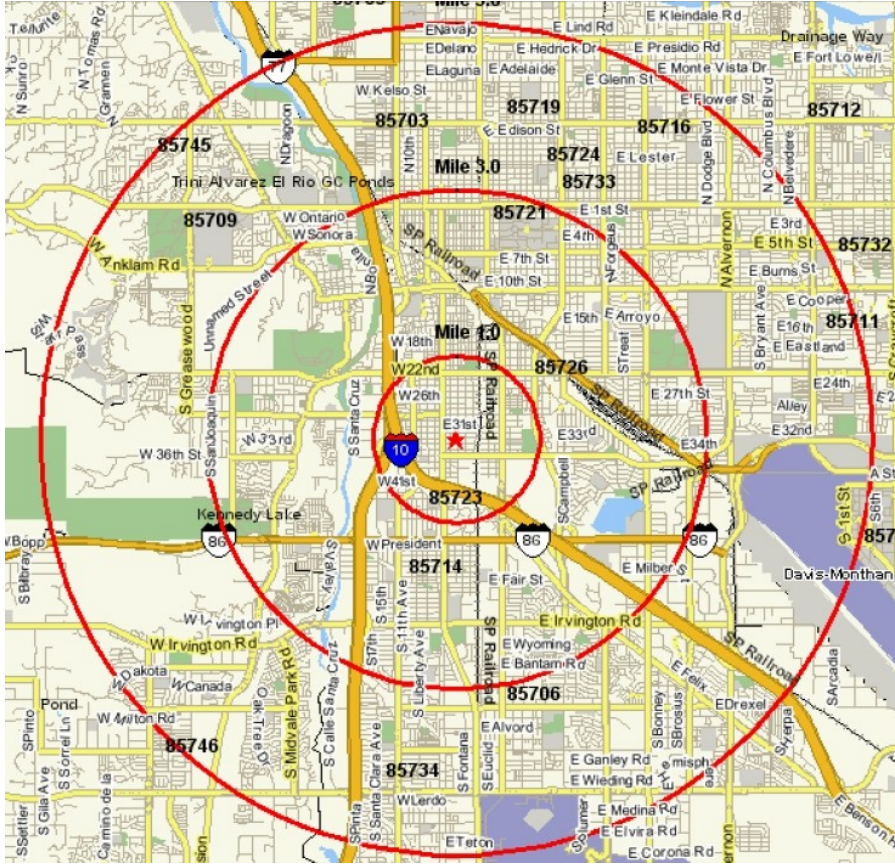


- Existing Art Studio 2,720 sq. ft
- Frontage on Revitalized Fourth Avenue
- Built in 1944 and Restored 2005
- Parking in back lot
- APN 118-25-3400 & APN 118-25-3390
- Zoning:SB2A (South Tucson)
- Full Kitchen and Loft

Exclusively Represented by:
Tucson Realty & Trust Co.

David Houge, CCIM
520.577.7000

**S
A
L
E**



Traffic Counts: (PAG 2006)

Sixth Street: 24,000 VPD
Fourth Avenue: 4,000 VPD

Demographics:

	1 mile	3 mile	5 mile
Population 2010 est:	12,712	111,310	284,541
Households 2010 est:	3,919	36,736	103,193
2010 est Ave HH Income:	\$32,355	\$40,519	\$43,074



Exclusively Represented by:
 Tucson Realty & Trust Co.
David Houge, CCIM
 520.577.7000