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Office/Retail Building 3002 East Ft. Lowell

- **BUILDING SIZE:** 1760 ±sf
- **TAX PARCEL:** 112-04-371A
- **PARCEL SIZE:** .20 Acres +/-
- **ZONING:** C-1
- **PARKING** 17 SPACES
- **UTILITIES:**

Sewer: Connected

Electric: Tucson Electric Power

Water: Tucson

\$235,000.00

Exclusively Represented by:
Tucson Realty & Trust Co.
Doug Richardson
520.577.7000 or 520.205.2718



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3002 East Ft. Lowell Office/Retail Building

Clean, former retail building, currently occupied, being used as a church. Property would make an ideal location for a professional office for an Attorney, Accountant, Artisan, or Craft store with great visibility for any retail location in the Ft Lowell furniture district.

With minor modifications, store front windows can be restored to enhance the retail aspect. This free standing 1760 ±sf building includes a marquee sign, two restrooms, kitchen facilities, and three meeting rooms with 17 paved parking spaces. Sewer is connected to the city system, Tucson Water, and Tucson Electric Power.

Traffic counts:

Ft. Lowell: 32,000 VPD

Country Club: 18,000 VPD



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