

Property Details

CONTROL: Exclusive
VALUE: \$256,000
LOAN: \$0
EQUITY: \$256,000

TITLE: TUCSON MEDICAL CONDO
TYPE: Office Building

HAVE: 1256 sf Medical office suite in Northwest Hospital (Tucson) Campus. Owner retiring and has occupied for 40 years. Ideal for one or two Physicians plus staff. Three exam rooms; two private offices plus reception area.

ADDRESS: 1980 W Hospital Drive, Tucson, Arizona

BENEFITS TO NEW OWNER: Excellent location for Owner/User or Investor

GROSS SCHEDULED INCOME: \$23,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$23,000
DEBT SERVICE: \$0
CASH FLOW: \$23,000
CAP RATE: 8.98%



BENEFITS SOUGHT: Retirement

MOTIVATION: 8

CAN ADD: Nada

REMARKS: Property will be delivered vacant. Projected income based on NNN lease for comparable units. Path to Mailbox Money. It should be an easy lease after Dr. Vacates.

OWNER: Dr. Elliott

COUNSELOR: Tom DeSollar
6700 N. Oracle Rd. Suite 235
Tucson, Arizona, 85704
Phone: 520-400-2732
Cell: 520-400-2732
Email: tom@azfirstprop.com