

Property Details

CONTROL:	Exclusive	VALUE: \$1,800,000
		LOAN: \$0
		EQUITY: \$1,800,000
TITLE:	TUCSON SEXY OPPORTUNITY ZONE 5.2 ACRES	
TYPE:	Land	
HAVE:	High traffic Multiple Use Zoned (Tucson MU) that checks all the boxes!	
	Two hard corners, high traffic count, all utilities, OPPORTUNITY ZONE, close to I-10 and I-19, high visibility, Approved for 40,000 SF Retail.	
ADDRESS:	5720 S Alvernon Way, Tucson, Arizona	
BENEFITS TO NEW OWNER:	Ready to build your plan in an OZ. Retail, Multifamily, light industrial, QSR (2 corners) Office, SS. 1,500 GPM Fire Flow, Bus Stop	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$2,600	
NOI:	\$-2,600	
DEBT SERVICE:	\$0	
CASH FLOW:	\$-2,600	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Move through property. Seller caan't develop due to health.	
MOTIVATION:	9 Health issue. necessity to sell. Seller will finance.	
CAN ADD:	Corner propety across the Street. Assistance in working with City to get your plan approved.	
REMARKS:	Over \$200,000 in engineering already done on the property. Great location. Health forces this to be a FOR SALE ONLY property.	
OWNER:	Caravan, INC	
COUNSELOR:	Tom DeSollar	Phone: 520-400-2732
	6700 N. Oracle Rd. Suite 235	Cell: 520-400-2732
	Tucson, Arizona, 85704	Email: tom@azfirstprop.com