


CLIENT FULL DETAIL REPORT

MLS#: 22004822	Property Type: Commercial/Other	Status: Active	List Price: 1,600,000	
 <p>©2020 MLSSAZ</p>	Total SqFt	10,000	Area	Central
	Source of SqFt	Assessor	Tax Code	117-04-1780
	# Units		Tax Year/Taxes	2019 / 11,777
	Multi Tenant	Yes	Taxes For	
	Total Parking		Assessments	0
	Lot Acres	0.79	Development Name	
	Year Built	1925	Method of Title	Fee (Simple)
			Range Min - Max	-

Address: 301 W 4th Street, Tucson, AZ 85705
County: Pima **Country:** USA [Pima County GIS](#)
Legal Description: TUCSON ALL BLK 55 LYG NE S P R R
Directions: From Speedway and Main, south on Main to 4th Street (just before railroad track crossing), east to address.

Total Parking	Construction	Brick	Municipality/Zoning	Tucson - I1
T/R/S	Const. Status	Existing	Fire Protection	Included in Taxes
Lot Dimensions	List \$/SqFt	160	FEMA Flood Ins Req	
Lot Acres	Lot Size \$/SqFt	46.6	Municipal Flood Req	
Lot Sq Ft	Road Type	Paved	Ownership	Investor
Lot Size Source				

Income & Expenses			
INCOME	EXPENSES	EXPENSES	
Gross Scheduled Rent	Admin Expenses	Resident Manager	
115,530	Capital Expenses	Taxes/Assessments	
Vacancy Loss	Contract Services	Water/Sewer	
	Gas/Electric	Other Expenses	
Other Income	Insurance	CAM Fee/Mo	
Adjusted Gross	Maintenance	Figures Presented	
Net Operating Income	Supplies	Cap Rate %:	7.22
	Management		

Apartment Unit Information	
	Studio 1 Bed 2Bed 3Bed Other
# Units	
Avg Rent/Mo	

Property Description
 Repurposed warehouse located just north of downtown. Built in 1925 the double and triple brick structure has striking architectural features including a bow truss roof system and restored steel casement warehouse windows. 5,000 square feet of the buildings former offices were converted into 12 separate creative spaces which are leased individually to established long term artist tenants and other creative office space users. The adjacent 5,000 square feet is occupied by a successful local CrossFit gym who has a long-term lease. Building upgrades in 2015 include: new insulated roof system, electrical improvements and HVAC. Clean Phase I & II reports available. Solid NOI, zero vacancy with waiting list, stable long-term tenants and initial plans for another building on the site.

Agent Only Remarks

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Interior Features			
Property Features	Skylight; Phase 1 Report: Yes	Main Heating	Heat Pump; Zoned - Elec
Space Information	Ceiling Height: 20+ft	Main Cooling	AC Zoned; Evap Central
Warehouse Storage		Water Heater	Electric
Fenced Storage	Yes	Electric	Electric Company: TEP; 3 Phase Power: Yes; Master Meter: Yes
Green Features	Bath Exhaust Out; Dual-Flush Toilets; Infill Site	Accessibility Options	Door Levers
Exterior Features			
Fence	Other: Expanded Metal	Property Features	Skylight; Phase 1 Report: Yes
Roof	Built-Up - Reflect; Foam	Security	Alarm Installed; Cameras; Security Lights; Other: Security Screens
Landscape - Front	Decorative Gravel; Desert Plantings; Low Care; Trees	Water	City
Landscape - Rear	Trees	Lot Features	Adjacent to Rail; Corner Lot
Road Type	Paved	Gas	None
Parking	Fenced Parking; Free; Paved Parking	Sewer	Connected
Business Location	Free Standing Bldg; Redevelopment Area		
Freeway/Highway	Up to 1 Mile		
Traffic Count	Not Available; Unknown		
Comments			
Status Comments			
Selling Comments			

Listing Provided Courtesy Of: Southwest Urban



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