

Free-Standing High-End Dental Office for Sale or Lease

4850 E. Broadway Blvd., Tucson, AZ



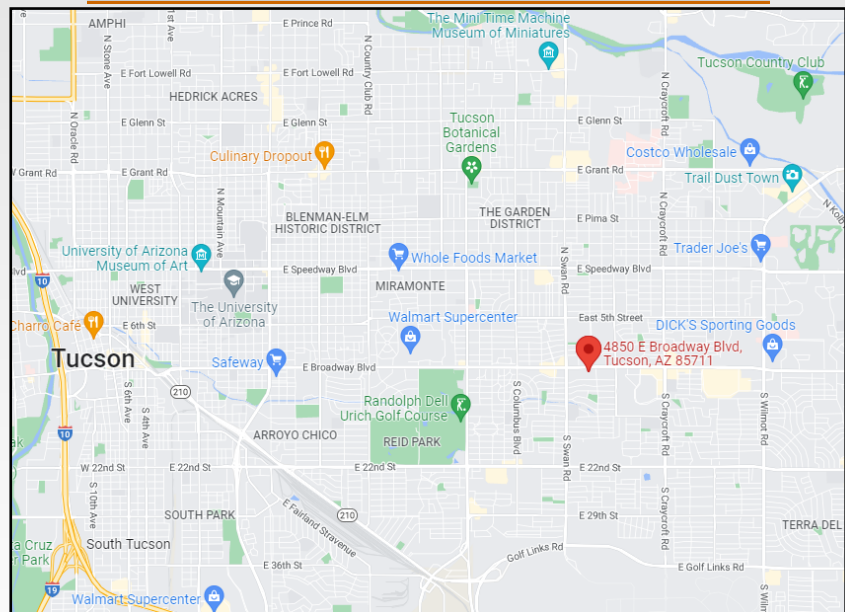
Property Information

- **Availability:**
High-end dental office space - 2,497 SF
Includes additional office space - 822 SF
Total Approx. Building Size - 3,319 SF
- **Sale Price:** \$603,763.00
- **Lease Rate:** \$15.00/SF
- **Lease Type:** Triple Net (est. \$3.75/sf)
- **Site Area:** 10,629 SF
- **Parcel#:** 128-11-4080
- **Zoning:** O-3, City of Tucson

Comments:

- Highly visible Broadway frontage next to the Williams Center & many Broadway Blvd. retail amenities. Located between Swan Rd. & Craycroft Rd.
- Nicely built-out dental office with 5 open exam rooms and 1 private exam room plus 2 private offices - floor plan attached.
- 9 patient parking spaces in front & 9 employee parking spaces in rear are included.

Location Map



Exclusively Represented by:

Lori Casey
Cameron Casey
Nancy Gansline

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
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Floor Plan - 4850 E. Broadway Blvd.



<u>Demographics</u>			
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	13,592	120,853	274,905
Average HH Income:	\$69,571	\$58,512	\$60,843
<u>Traffic Counts</u>			
E. Broadway Blvd.:	55,272 VPD		
Source: CoStar 2022			

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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Interior Photos - 4850 E. Broadway Blvd.



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