

For Sale

# 1st Avenue North Of Grant

3,040 SF



## NaiHorizon

## 2634 N. 1st Avenue

2634 N. 1st Avenue, Tucson, Arizona

### Property Features

- 3,040 SF retail building
- clear-span
- Block wall construction w/built-up roof
- Roll-up door
- Ideal for a showroom
- Great visibility on N 1st Ave
- 2020 taxes: \$4,871.31
- C-3 zoning, an intensive commercial zoning
- C-3 permits some light industrial uses including autobody work and paint booths
- Well-located on a major north-south route on the going home side
- Below replacement cost



### Demographics

	1 Mile	2 Miles	3 Miles
Average Age:	28.4	29.7	31.9
Population:	20,106	69,140	132,195
Average HH Income:	\$33,080	\$37,090	\$40,460
Daytime Employment/Population	5,374	105,064	167,573

### Traffic Counts

	VPD
N 1st Ave	31,622
E Grant Rd	45,092

For Sale: \$330,000 (\$108.55/SF)

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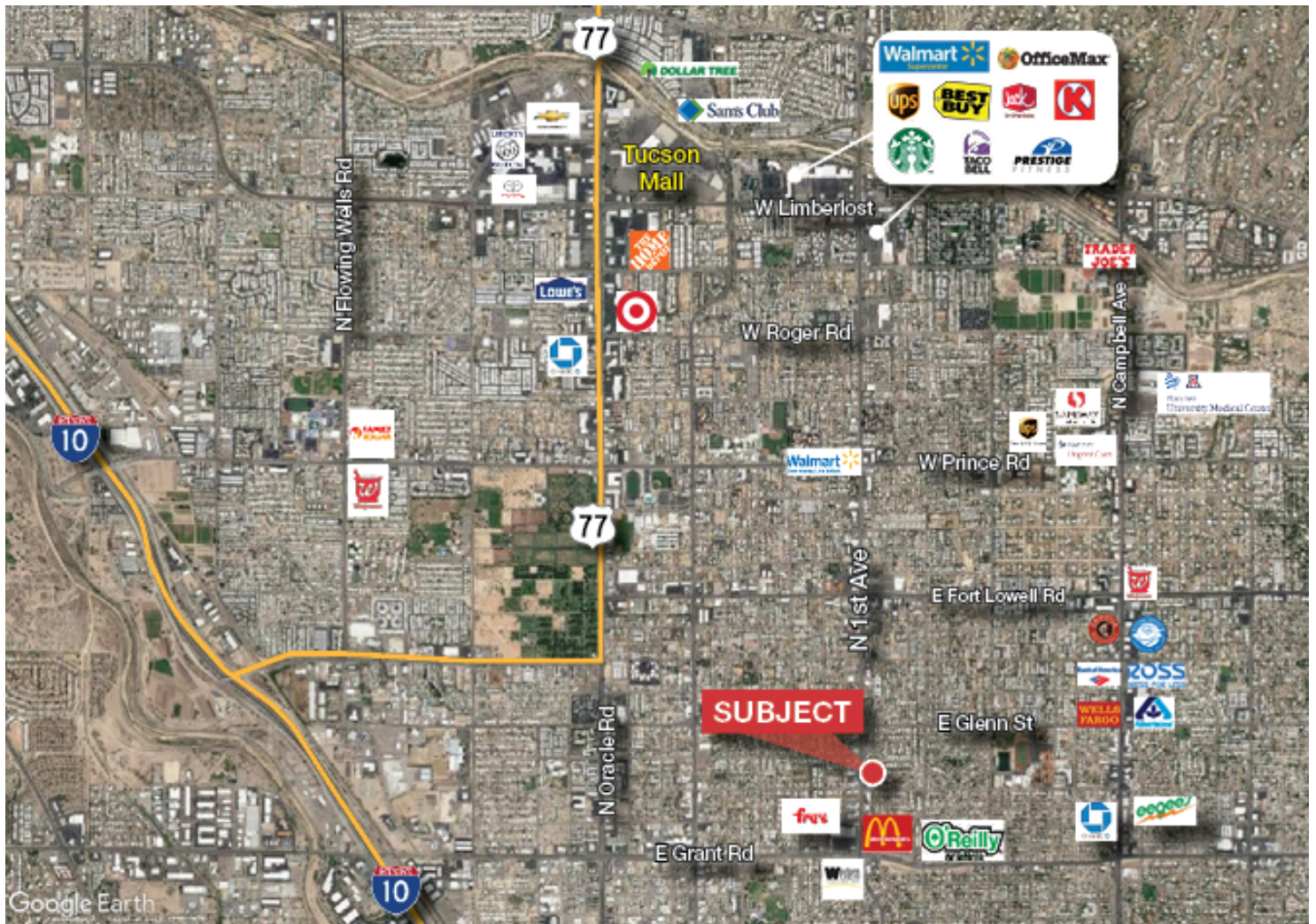
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## Aerial Map





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## Additional Photos

