

FOR SALE

2200-08 EAST CAMINO PRINCIPAL (Tanque Verde / Grant área)
Across from Tucson Country Club

CAMPUS STYLE COMPLEX READY FOR *REDEVELOPMENT* MEDICAL OFFICE/ RESIDENTIAL REHAB

1.5 Miles from Carondelet-St. Joseph's Hospital Campus
12,500 S.F Total in 3 buildings – Shell Construction for Tenant Improvement Stage

SHELL CONSTRUCTION 7968 sq.ft.

- 5040 S.F. 2 STORY BUILDING
- 2928 S.F. 2 STORY BUILDING
- Each building has 4 bathrooms & 8 French Door Entrances , Balconies & **Elevator**.
- Well landscaped - valley wide **360 degree views from 2nd floor**.
- Constructed 2008/9

PLUS

4000 S.F. 1 STORY BUILDING with Kitchen (former restaurant) Shell Condition

- Clear Span construction with 800 S.F. Patio.
- 80 Parking Spaces.
- 1600 S.F. Courtyard Between the Three Buildings

- **50,210 S.F. C-1 Zoned Land**
- **3 Available Building Pads for 300 S. F Additional Buildings or Playgrounds / Recreational area. / *Patio***
- **All utilities on Site.**

SALE PRICE: Make offer
Possible JV or Seller Carryback

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SEE MAP AND AERIAL VIEW BELOW



