

Property Information

Address: 3454 E Benson Hwy
Tucson, Arizona 85706

Price: \$550,000
Owner will carry

Cap Rate: 8.192%

Revenue: 51,040/yr

Lot Size: 1.91 Acres
83,200 SF

Parcel ID: A:140-09-0110 (.14 AC)
B:140-09-0120 (.20 AC)
C:140-09-0130 (.33 AC)
D:140-09-0140 (.41 AC)
E:140-09-0150 (.42 AC)
F:140-09-0160 (.09 AC)
G:140-09-0170 (.32 AC)

Zoning: Mixed Use Industrial

1.91 Acres

Palo Verde

1.91 Acres • \$550,000
3454 E Benson Hwy
Tucson, Arizona 85706



ROB LAMB
Cell # 520-444-4411
roblamb@roblamb.com



**Corner lot opportunity
with great visibility .**

Currently Leased to CAVCO
Lease Terms
Term: 5-1-21 to 5-1-26
Rent: \$4,320/ mo.
annual CPI Increase
Rev: \$51,040/yr
Exp: \$7,041.33/yr
Cap Rate: 8.192%

1.91 Acres • \$550,000
3454 E Benson Hwy
Tucson, Arizona 85706



ROB LAMB
Cell # **520-444-4411**
roblamb@roblamb.com