

**Modern Convenience Store at
2475 E Grant Rd built in 1998**



COMMERCIALSM

TUCSON COMMERCIAL TEAM

NW CORNER OF TUCSON BLVD & GRANT

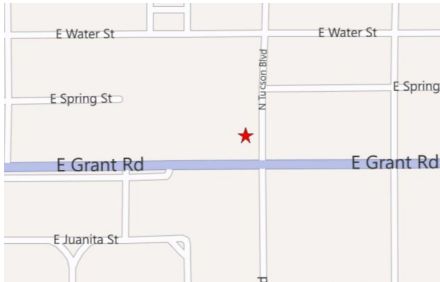
FOR SALE - \$950,000

**2475 E Grant Rd
Tucson, AZ 85719**

FEATURES

Convenience Store is
Approx. 2240 SF on
21,780 SF of C-3 Zoning

Priced below existing
loans and replacement
cost.



Sale shall be subject to a short sale. Owner is continuing to operate the existing business.

Strategically located adjacent to an auto repair facility to the West, the Tucson Association of Realtors office to the North, and a Car Wash to the East.

Traffic Count: Grant Rd E/W: over 40,000 Cars a day Tucson Blvd N/S: over 10,000 Cars a day

Please do not disturb Owner/employees. Call Listing agent to schedule a showing.

CONTACT THE TUCSON COMMERCIAL TEAM FOR MORE INFORMATION:

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