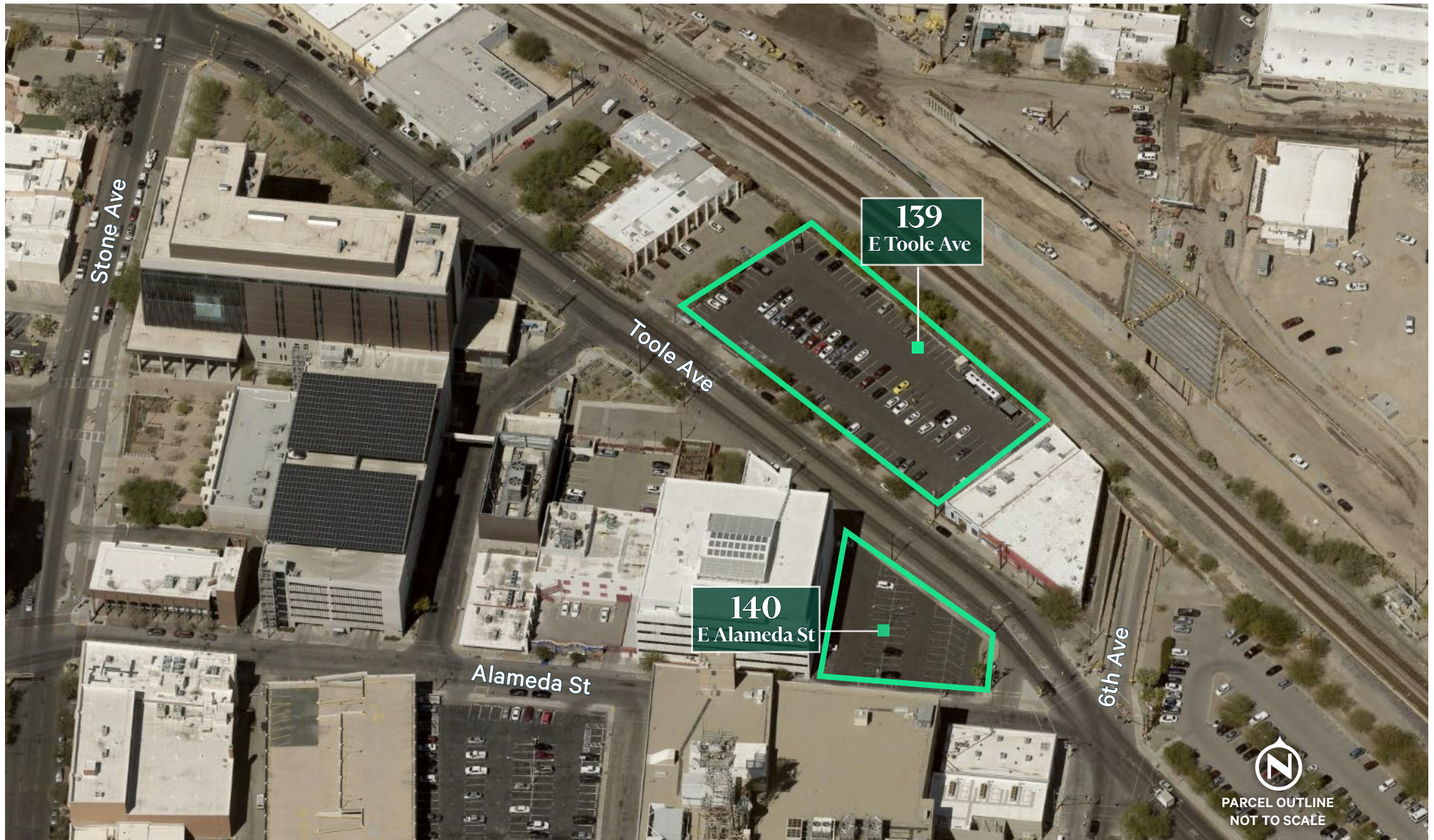


Two Rare Entitled Multi-Family Sites

Located in Downtown Tucson, Arizona Near the University of Arizona



Two Rare Entitled Multi-Family Sites

Located in Downtown Tucson Near the University of Arizona

For Sale

139 E. Toole Ave

140 E. Alameda St

Both Properties Combined

- + Assessor Parcel No.: 117-16-007B
- + Size: ±1.1 acres | ±47,916 SF
- + Sale Price: Please inquire about pricing
- + Zoning: I-1 (City of Tucson)
- + Overlays:
 - Infill Incentive District
 - Toole Avenue Subdistrict
 - **Maximum Mid-Rise Building Height:** 6 stories and 75 ft.

- + Assessor Parcel Nos.: 117-16-0360 & 117-16-0370
- + Size: ±0.39 acres | ±16,800 SF
- + Sale Price: Please inquire about pricing
- + Zoning: OCR-2 (City of Tucson) existing zoning allows for 300 ft. height.
- + **4.7.27. OFFICE/COMMERCIAL/RESIDENTIAL ZONE (OCR-2)** The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers. High-density residential and select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted provided design and development standards apply. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

OR

- + Overlays:
 - Infill Incentive District
 - Toole Avenue Subdistrict
 - **Maximum Mid-Rise Building Height:** 6 stories and 75 ft.

- + Total Size: ±1.49 acres | ±64,716 SF
- + Sale Price: Please inquire about pricing
- + Overlays:
 - Infill Incentive District
 - Toole Avenue Subdistrict
 - **Maximum Mid-Rise Building Height:** 6 stories and 75 ft.

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Two Rare Entitled Multi-Family Sites

Located in Downtown Tucson Near the University of Arizona

For Sale

