

FOR SALE

±56,129 SF
Self-Storage &
Mixed-Use Property

Downtown Tucson, AZ



Wildcat Storage

657 W. ST. MARY'S RD. TUCSON, AZ 85701

Investment Highlights

- Offering Price: \$3,500,000
- Year 1 NOI (Proforma): \$251,963
- T-12 NOI (May 2016-April 2017): \$229,904
- Cap Rate: 7.20%
- Units: 290
- Gross Building Area: ±56,129 SF
- Net Rentable Area: ±53,578 SF
- Site Area: ±2.19 Acres
- Physical Occupancy: 92.2%
- Economic Occupancy: 78.3%
- 2nd floor loft apartment: ±1,600 SF (onsite)
- Infill Downtown Tucson location with 550 feet of frontage on St. Mary's Rd
- Below market rents

TYLER BUSH
480 655 3314
SCOTTSDALE, AZ
tyler.bush@colliers.com

JIM KEELEY
480 655 3300
SCOTTSDALE, AZ
jim.keeley@colliers.com

COLLIERS INTERNATIONAL
14080 N. Northsight Blvd.
Scottsdale, AZ 85260
480 596 9000
www.colliers.com/greaterphoenix



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Wildcat Storage - Area Map

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