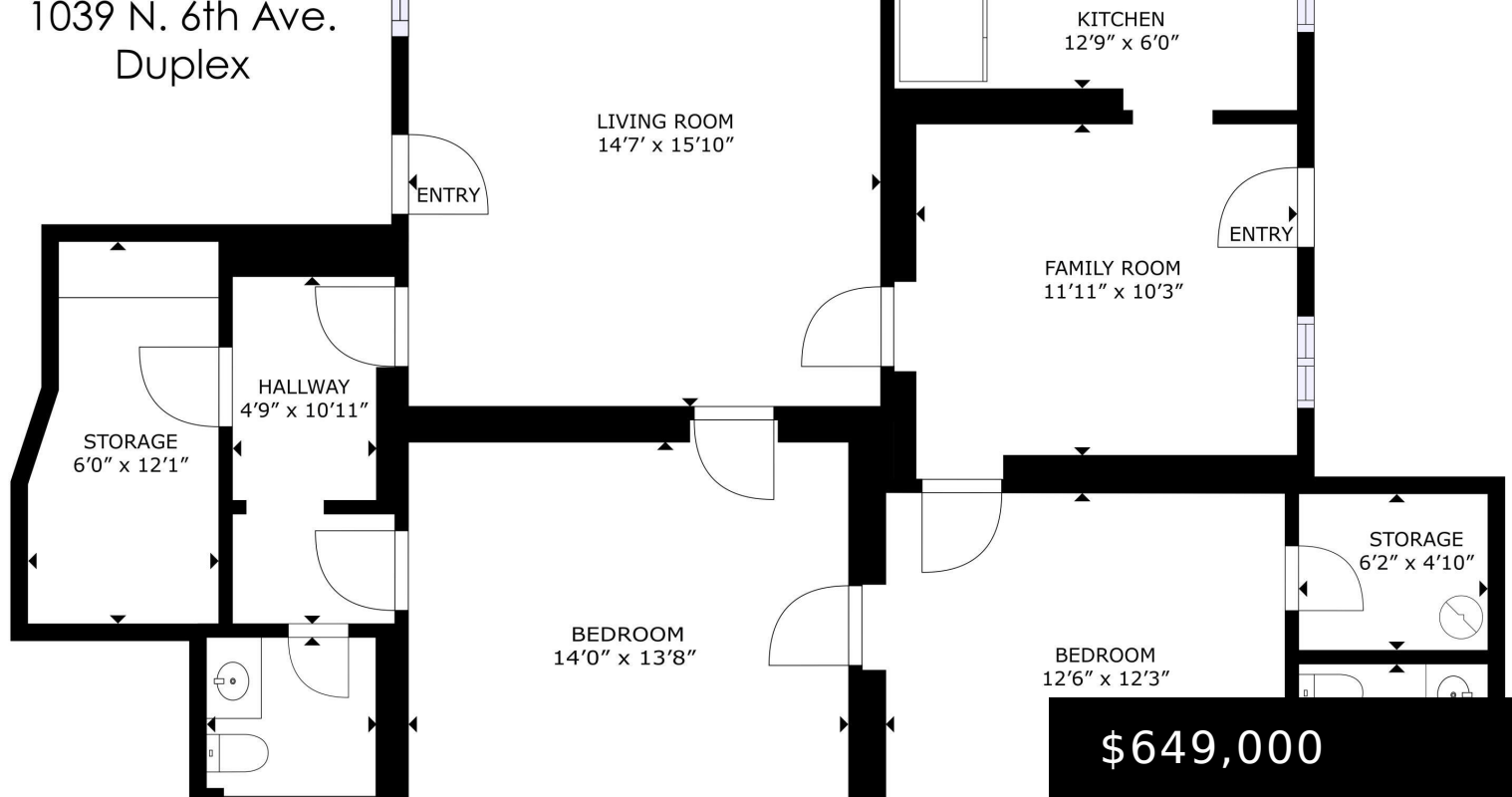


1039 N. 6th Ave.  
Duplex



**\$649,000**

- Office
- Commercial
- Active

**1039 N 6TH AVE, TUCSON, AZ 85705, USA**

<https://rehomes.us>



## Basics

**Category:** Commercial

**Status:** Active

**Year built:** 1951

**List Price/SqFt:** 131.30

**List Number Main:** 22323510

**Lot Dimensions:** 98x187x95x187

**Freeway/Highway:** 1.1 - 2 Miles

**Type:** Office

**Lot size:** 18339.00 sq ft

**Days On Market:** 11

**County:** Pima

**Municipality/Zoning:** Tucson - HO3

**Area:** Central

## Description



**Legal Description:** TUCSON LOT 8 & PTN ABAND FERRO AVE EXCE5' & N42' LOT 9 EXC E5' BLK 6

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## Rooms

**Library Level:** <http://www.LongRealty.com>

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## Building Details

**Lot Features:** East/West Exposure

**Roof:** Shingle

**Construction:** Masonry Stucco

**Building SqFt:** 4943.00 sq ft

**Roof: Other:** Flat

**Parking:** Free

**Fence:** Wrought Iron

**Construction Status:** Existing

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## Miscellaneous



**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**UnBranded Virtual Tour:**

<https://my.matterport.com/show/?m=WsDdRtnf6dH&brand=0>

**Variable Rate:** 3.0%

**Landscape - Front: Other:** Low Care

**Assessments:** \$0

**Road Type:** Paved

**Terms:** Cash,Conventional,Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

**Analysis: Gross Rent Multi:** 0.00

**Analysis: Exp % of Gross:** 0.00

**Architectural Style:**  
Central

**Ownership:** Individual

**Loan Amount:** \$0

**Landscape - Rear: Other:**  
Low Care

**Fire Protection:** Included in  
Taxes

**Technology:**  
Cash,Conventional,Submit

**Income: Gross Scheduled  
Rent:** 0.00

**Income: Other Income:**  
0.00

**Analysis: Cap Rate %:** 0.00

**Analysis: Vacancy Rate %:**  
0.00

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## Listing Office

**Listing Office ShortId:** 16706

**Listing Office Phone:** (520) 299-2201

**Listing Office Url:**

<http://www.LongRealty.com>

**Listing Member Phone:** (520) 954-1209

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No.  
101, Tucson, AZ 85718

**Listing Member ID:** 12241

**Office ID:** 20091207184330384938000000

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## Units Information

**Unit Information: Retail:** Free Standing Building

**Unit Information: Office:** Office Building





# Amenities & Features

**Accessibility Features:** Central  
**Main Cooling:** Zoned  
**Water:** City

**Features:** Conference Room  
**Main Heating:** Forced Air



# Fees and Taxes

**Tax Year:** 0.42  
**Expenses: Resident Manager:** \$0  
**Expenses: Management:** \$0  
**Expenses: Contract Services:** \$0  
**Expenses: Captial Expenses:** \$0  
**Expenses: Gas/Electric:** \$0  
**Taxes:** \$7,692.06

**Expenses: Other Expenses:** \$0  
**Expenses: Taxes/Assessments:** \$0  
**Expenses: Water/Sewer:** \$0  
**Expenses: Admin Expenses:** \$0  
**Expenses: Insurance:** \$0  
**Expenses: Maintenance Supplies:** \$0

