



**\$65,000**

**1151 CIRCULO MERCADO, NOGALES, AZ  
85648, USA**

<https://rehomes.us>

- Lots / Land
- Active



Excellent investment opportunity to start your dream business on this 10481 sq. ft (.24) acre lot. Water and electricity are next to the property. Surrounded by other businesses located along the Rio Rico commercial strip and a growing community. Option to set up a restaurant, retail, convenience store, coffee shop, daycare and much more. Centrally [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 10480.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2024-01-25T21:57:18.836

**Municipality/Zoning:** SCC - B-2

**Township:** 22

**Area:** SCC-Rio Rico West

**Status:** Active

**Days On Market:** 8

**List Number Main:** 22402165

**Lot Acres:** 0.24 acres

**Lot Dimensions:** See map on file

**View:** Mountain(s)

**Property Use Type:** Retail

Description

**Legal Description:** Rio Rico Unit 7, Lot 42 of Block 708

Building Details

**Lot Features:** East/West Exposure

**Fence:** None

Miscellaneous



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

**Subdivision Name:** Rio Rico Unit No 7

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Gravel

**Terms:** Cash

**Distance to Utilities: Sewer:** n/a

**Distance to Utilities: Water:** -100

**Phone: Location:** Available

**Special Listing Conditions:** None

**Co-op Fee:** \$5

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 34

**Tax Code:** 114-50-082

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** unknown

**Distance to Utilities: Gas:** -100

**Distance to Utilities: Electric:** -100

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## Listing Office

**Listing Office ShortId:** 80400507

**ListingOfficeName:** Burns Realty Inc

**Listing Office Address:** 1068 Camino Caralampi, Rio Rico, AZ 85648

**Listing Member Phone:** (520) 841-1564

**Office ID:** 20120504221516511084000000

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## Amenities & Features

**Sewer:** Connected

**Electric:** Electric Company

**Water:** Water Company

**Electric: Location:** Available

**Neighborhood Feature:** Walking Trail

**Assoc Amenities:** None

**Gas: Location:** Available

**Sewer: Location:** Available

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## Nearby Schools



**High School:** Rio Rico High School

**School District:** Santa Cruz Valley United School  
District #35

**Middle School:** Coatimundi Middle  
School

**Elementary School:** Mountain View Elementary

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$687.10

