



**\$55,000**

- Lots / Land
- Active

## **1191 W FRONTAGE RD, RIO RICO, AZ 85648, USA**

<https://rehomes.us>



Great commercial lot in a very popular area in Rio Rico. Quick access from I-19. Adjoining parcel of the same owner with an opportunity to expand for greater space.

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### **Basics**

**Category:** Lots / Land

**Lot size:** 6250.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2023-02-02T22:39:34.804

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

**View:** Mountain(s), Residential

**Property Use Type:** Retail

**Status:** Active

**Days On Market:** 147

**List Number Main:** 22302583

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 115x50x115x50

**Area:** SCC-Rio Rico West



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## Description

**Legal Description:** Sub Rio Rico Unit No.7 Lot 52 Of Block 709

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## Building Details

**Lot Features:** East/West Exposure

**Fence:** None

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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.

**Special Listing Conditions:** None

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

**Co-op Fee:** \$3

**Direction:** W

**Horse Property:** No

**Subdivision Restrict: Deed Restrictions:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Tax Code:** 114-50-156

**Property Disclosures:** None

**Road Type:** Paved

**Road Maintenance:** County

**Terms:** Cash

**Distance to Utilities: Phone:** Unknown

**Distance to Utilities: Sewer:** Street

**Distance to Utilities: Gas:** Street

**Distance to Utilities: Water:** Street

**Distance to Utilities: Electric:** Street

**Phone: Location:** Available

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## Listing Office



**Listing  
Office  
ShortId:**  
70204

**ListingOfficeName:** Coldwell Banker Realty

**Listing  
Office  
Address:**  
180 W.  
Continental  
#100,  
Green  
Valley, AZ  
85622

**Listing Office Url:**  
[http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid\\_3118/](http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/)

**Listing  
Member  
Phone:**  
(520)  
839-9325

**Office ID:** 20091207184808506877000000

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## Amenities & Features

**Neighborhood Feature:** Walking Trail

**Electric:** Electric Company

**Water:** Water Company

**Gas:** Propane

**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:** Calabasas Middle  
School

**Elementary School:** Mountain View Elementary

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## Fees and Taxes

**Tax Year:** 2021

**Taxes:** \$750.96

