



**\$157,000**

## **1482 W EL RIO DR, TUCSON, AZ 85745, USA**

<https://rehomes.us>

- Lots / Land
- Active

Three Westside parcels sold together! The three adjacent lots are located in the City of Tucson in the El Rio Acres Neighborhood near downtown, Tucson Mountain hiking, and the Mercado District. Totaling in over 20,000 square feet the lots are each zoned R-2 and have all utilities available. Perfect development opportunity or spot for a [...]



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### **Basics**



**Category:** Lots / Land

**Lot size:** 19733.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-06-04T17:55:41.275

**Municipality/Zoning:** Tucson - R2

**Township:** 14

**Area:** West

**Status:** Active

**Days On Market:** 15

**List Number Main:** 22413975

**Lot Acres:** 0.45 acres

**Lot Dimensions:** Irregular

**View:** Sunrise,Sunset

**Property Use Type:** Residential

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## Description

**Legal Description:** EL RIO ACRES PTN S102.43' LOT 94 & SWLY PTN LOT 96

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## Building Details

**Lot Features:** Dividable Lot,Subdivided

**Fence:** Barbed Wire,Block,Chain Link

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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.

**Subdivision Name:** El Rio Acres

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** a lot line

**Distance to Utilities: Water:** a lot line

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$4,050

**Community:** None

**Tax Code:** 115-17-155L

**Property Disclosures:** Public Airport Vcty

**Road Maintenance:** City

**Distance to Utilities: Phone:** a lot line

**Distance to Utilities: Gas:** a lot line

**Distance to Utilities: Electric:** at lot line

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## Listing Office

**Listing Office ShortId:** 286606

**Listing Office Address:** 216 E. Congress, Tucson, AZ 85701

**Listing Member Phone:** (520) 248-7617

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Url:** <https://www.tierraantigua.com/>

**Office ID:** 20101029191505463362000000

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## Amenities & Features

**Neighborhood Feature:** None

**Water: Location:** Available

**Electric: Location:** Available

**Electric:** Electric Company

**Gas: Location:** Available

**Sewer: Location:** Available

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## Nearby Schools



**High School:** Tucson  
**Middle School:** Mansfeld

**School District:** TUSD  
**Elementary School:** Tully

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# Fees and Taxes

**Tax Year:** 2023 **Taxes:** \$156.54

