



**\$525,000**

## **CQ63+MX MARANA, AZ, USA**

<https://rehomes.us>

Fix-up house. Plus great income potential 2.33 acres of CB-2 Business Zoning. 2093 sq ft, 4-bedroom home to live on site or rent for added income. Home has a separate fenced yard. Also, there is a restaurant/bar that is 3686 sq ft; it has been an established business for over 40 years. Current owners operate [...]

- 4 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Sandy Kay Heath**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1969

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 2.33 acres

**Lot Dimensions:** 165x618x162x618

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 101495.00 sq ft

**MLS #:** 22401234

**Bathrooms Full:** 2

**List Number Main:** 22401234

**Municipality/Zoning:** Pima County - CB2

**Township:** 11

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## Description

**Legal Description:** W2 E2 OF NE4 NW4 SE4 EXC N45' 2.33 ACRES

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## Rooms

**Sauna Level:** Marana

**Extra Room:** None

**Dining Areas:** Dining Area

**Kitchen Features:** Gas Range

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## Building Details

**Lot Features:** Dividable Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2093.00 sq ft

**Stories:** Two

**Fence:** Chain Link

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Vinyl

**Construction:** Frame

**# of Garage Spaces:** 0.00

**Style:** Bungalow

**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.

**Subdivision Name:** Unsubdivided

**Landscape - Front: Other:** None

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 208-20-0630

**Property Disclosures:** Affidavit of Disclosure,Lead-Based Paint

**Road Maintenance:** County

**Terms:** Cash,Conventional

**Special Listing Conditions:** Fix Up,No SPDS

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Paved

**Technology:** Shingle, None

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## Listing Office

**ListingOfficeName:** State Territory Realty, LLC

**Listing Office Address:** 6595 N Oracle Road, #133, Tucson, AZ 85704

**Listing Office Phone:** (520) 575-8550

**Listing Member Phone:** (520) 349-4622

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## Units Information

**Unit Level:** 2

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## Amenities & Features



<b>Exterior Features:</b> None	<b>Sewer:</b> Septic
<b>Neighborhood Feature:</b> None	<b>Primary Bathroom Features:</b> Shower Only
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Laundry:</b> Laundry Closet	<b>Fireplace:</b> None
<b>Main Cooling:</b> Evaporative Cooling	<b>Main Heating:</b> Natural Gas
<b>Patio/Deck:</b> Covered	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> None	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Marana	<b>Middle School:</b> Marana
<b>Elementary School:</b> Roadrunner	

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## Fees and Taxes

**Tax Year:** 2023

