



**\$495,000**

**2114 S 6TH AVE, TUCSON, AZ 85713, USA**

<https://rehomes.us>

- Retail
- Commercial
- Active



## Basics

**Category:** Commercial

**Status:** Active

**Year built:** 1955

**County:** Pima

**Municipality/Zoning:** South Tucson - SB2A

**Area:** South

**Type:** Retail

**Lot size:** 0.17 sq ft

**List Price/SqFt:** 307.84

**List Number Main:** 22410065

**Lot Dimensions:** 52 X 149 X 51 X 149

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

## Description

**Legal Description:** From Parcel:118232840 /Home Lot 14 Blk 18



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## Rooms

**Library Level:** <http://https://www.exprealty.com>

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## Building Details

**Lot Features:** Adjacent to Alley,East/West Exposure,Subdivided **Roof:** Built-up, Rolled  
**Parking:** Fenced Parking, Free, Paved Parking, Private Parking **Construction:** Concrete Block  
**Building SqFt:** 1608.00 sq ft

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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

**Loan Amount:** \$0

**Restrictions:** Deed

**Landscape - Rear: Other:** None

**Fire Protection:** Included in Taxes

**Technology:** Cash,Conventional,For Rent,Owner Carry,Seller Concessions,Submit

**Income: Gross Scheduled Rent:** 56400.00

**Income: Other Income:** 0.00

**Analysis: Gross Rent Multi:** 9.24

**Architectural Style:** South

**Variable Rate:** 3%

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

**Security: Other:** Doors

**Assessments:** \$0

**Road Type:** Paved

**Terms:** Cash,Conventional,For Rent,Owner Carry,Seller Concessions,Submit

**Income: Vacancy Loss:** 2820.00

**Analysis: Cap Rate %:** 10.80

**Analysis: Vacancy Rate %:** 5.00

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## Listing Office



**Listing Office ShortId:** 52964

**Listing Office Phone:** (888) 897-7821

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

**Listing Member Phone:** (520) 440-5263

**ListingOfficeName:** eXp Realty

**Listing Office Address:** One South Church Ave, # 1200, Tucson, AZ 85701

**Listing Member ID:** 5862

**Office ID:** 20220429212011497493000000

## Units Information

**Unit Information: Sport & Entertainment:**  
Theatre/Performing Arts

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

## Amenities & Features

**Sewer:** Connected

**Accessibility Features:** South

**Main Cooling:** Ceiling Fan(s),Central Air

**Water:** City

**Gas:** Natural

**Accessibility Features:** Entry,Wide Doorways

**Features:** Conference Room, Drop Ceiling, Smoke detector, Storage, Warehouse

**Main Heating:** Gas Pac

**Water Heater:** Natural Gas

**Total Parking:** 16

## Fees and Taxes

**Tax Year:** 0.00

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$1,200

**Expenses: Contract Services:** \$1,400

**Expenses: Admin Expenses:** \$1,100

**Expenses: Gas/Electric:** \$0

**Taxes:** \$2,333.44

**Expenses: Other Expenses:** \$1,000

**Expenses: Taxes/Assessments:** \$2,300

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Insurance:** \$1,800

**Expenses: Maintenance Supplies:** \$1,200

