



**\$570,000**

- Office
- Commercial
- Active

**312 S 3RD AVE, TUCSON, AZ 85701, USA**

<https://rehomes.us>



## Basics

**Category:** Commercial

**Status:** Active

**Year built:** 1938

**List Price/SqFt:** 401.13

**List Number Main:** 22403453

**Lot Dimensions:** Irregular

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

**Type:** Office

**Lot size:** 5764.00 sq ft

**Days On Market:** 1

**County:** Pima

**Municipality/Zoning:** Tucson - HO3

**Area:** Central

## Description



**Legal Description:** TUCSON E84.8' LOT 4 & N54' E7.6' OF W100' LOT 4 BLK 102

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## Rooms

**Library Level:** <http://redingtonrealty.net>

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## Building Details

**Lot Features:** East/West Exposure,Subdivided

**Parking:** Fenced Parking, Free, Private Parking

**Fence:** Block,Shared Fence

**Construction Status:** Existing

**Roof:** Built-Up - Reflect, Shingle

**Construction:** Masonry Stucco

**Building SqFt:** 1421.00 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

**Variable Rate:** 3.0%

**# Of Units Total:** 1

**Restrictions:** CC&R,Deed

**Assessments:** \$0

**Property Disclosures:** Deed Restrictions,Floor Plan,Lead Based Paint,Military Airport Vct,Seller Prop Disclosure

**Technology:** Conventional

**Architectural Style:** Central

**Ownership:** Individual

**Loan Amount:** \$0

**Landscape - Front: Other:** Desert Plantings,Low Care

**Landscape - Rear: Other:** Desert Plantings,Low Care

**Fire Protection:** Included in Taxes

**Road Type:** Paved

**Terms:** Conventional

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## Listing Office



**Listing Office ShortId:** 5203

**Listing Office Phone:** (520) 404-3726

**Listing Office Url:**  
<http://redingtonrealty.net>

**Listing Member Phone:** (520) 404-3726

**ListingOfficeName:** Redington Realty

**Listing Office Address:** 6059 S Jakemp Trail,  
Tucson, AZ 85747

**Listing Member ID:** 17025

**Office ID:** 20130214221544944335000000

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## Units Information

**Unit Information: Office:** Office Building

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## Amenities & Features

**Sewer:** Connected

**Accessibility Features:** Central

**Green Features:** Energy Star  
Windows,Only Native Plants

**Main Heating:** Gas Pac

**Water:** City

**Gas:** Natural

**Accessibility Features:** Entry

**Features:** Conference Room, Interior Steps, Skylight,  
Smoke detector, Storage

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

**Security:** Alarm Installed,Alarm Leased,Cameras

**Water Heater:** Natural Gas

**Total Parking:** 6

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## Fees and Taxes

**Tax Year:** 0.13

**Taxes:** \$4,026.76

