



## 323 N WARREN AVE, TUCSON, AZ 85719, USA

<https://rehomes.us>

\$200,000

- Lots / Land
- Active

AMAZING LOCATION. BUILD a RENTAL UIT and ADU in RINCON HEIGHTS, 1 BLOCK SOUTH of U of A FOOTBALL STADIUM! Seller has begun demolition and has completed plans and permits for 1000 sq. ft. 2 bedroom 2 bath with laundry and 500 sq. ft. 1 bedroom, 1 bath ADU with laundry. PLANS AND PERMITS INCLUDED [...]



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### Basics



**Category:** Lots / Land  
**Lot size:** 5600.00 sq ft  
**List Number Main:** 22321295  
**Lot Acres:** 0.13 acres  
**Lot Dimensions:** 50' X 112'  
**View:** None  
**Property Use Type:** Residential

**Status:** Active  
**County:** Pima  
**Entry Timestamp:** 2023-10-02T13:33:35.160  
**Municipality/Zoning:** Tucson - R2  
**Township:** 14  
**Area:** Central

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## Description

**Legal Description:** Rincon Heights E112' of LOT 17 BLK 16

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## Building Details

**Lot Features:** East/West Exposure  
**Fence:** Block,Wrought Iron  
**Fence: Other:** Metal

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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:** Rincon Heights

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 7

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Avail

**Distance to Utilities: Water:** Avail

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 124-03-231B

**Property Disclosures:** Plat Map

**Road Maintenance:** City

**Distance to Utilities: Phone:** Avail

**Distance to Utilities: Gas:** Avail

**Distance to Utilities: Electric:** Avail

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## Listing Office

**Listing Office ShortId:** 16706

**Listing Office Address:** 4051 E. Sunrise Dr  
No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 918-5477

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184330384938000000

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## Amenities & Features

**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** Available

**Electric:** Electric Company

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available





## Nearby Schools

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

**School District:** TUSD  
**Elementary School:** Sam Hughes



## Fees and Taxes

**Tax Year:** 2023  
**Taxes:** \$1,805.42

