



\$3,000,000

- Retail
- Commercial
- Active



**441 N GRAND AVE STE 15, NOGALES, AZ
85621, USA**

<https://rehomes.us>

Basics

Category: Commercial

Status: Active

Year built: 1979

List Price/SqFt: 80.04

List Number Main: 22327313

Lot Dimensions: Irregular

Freeway/Highway: Up to 1 Mile

Type: Retail

Lot size: 89734.00 sq ft

Days On Market: 1

County: Santa Cruz

Municipality/Zoning: Nogales - GC

Area: SCC-Nogales East

Description



Legal Description: Sub City of Nogales Lot 15 Blk 28 AND Sub City of Nogales Portion of Lot 13 And 14 Blk 28 Aka El Alamo

Rooms

Library Level: www.RealtyExAz.com

Building Details

Lot Features: East/West Exposure,Subdivided	Roof: Built-Up - Reflect
Parking: Free, Parking Lights, Paved Parking, Public Parking, Shared	Construction: Slump Block
Fence: Split Rail,Wrought Iron	Building SqFt: 37482.00 sq ft
Construction Status: Existing	

Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	Architectural Style: SCC-Nogales East
Special Listing Conditions: None	Ownership: Corporation
Variable Rate: 3%	Loan Amount: \$0
# Of Units Total: 21	Landscape - Front: Other: Graded,Low Care,Shrubs,Trees
Restrictions: Deed	Landscape - Rear: Other: Graded,Low Care,Shrubs,Trees
Assessments: \$0	Fire Protection: Included in Taxes
Property Disclosures: Lead Based Paint	Road Type: Paved
Technology: Cash,Conventional,Submit	Terms: Cash,Conventional,Submit
Income: Gross Scheduled Rent: 206350.64	Income: Other Income: 27792.75
Analysis: Cap Rate %: 6.20	Analysis: Vacancy Rate %: 14.28



Listing Office

Listing Office ShortId: 498306	ListingOfficeName: Realty Executives Arizona Terr
Listing Office Phone: (520) 207-0903	Listing Office Address: 6444 E Tanque Verde Rd, Tucson, AZ 85715
Listing Office Url: www.RealtyExAz.com	Listing Member ID: 29458
Office ID: 20140903221514346624000000	

Units Information

Unit Information: Retail: Strip Center	Unit Information: Office: Office Building
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Amenities & Features

Sewer: Connected	Accessibility Features: Entry,Level,Wide Doorways
Accessibility Features: SCC-Nogales East	Features: Conference Room, Skylight, Smoke detector, Storage, Wet Bar
Main Cooling: Ceiling Fan(s),Central Air	Main Heating: Forced Air
Security: Alarm Installed,Security Lights	Water: City
Water Heater: Electric	Gas: Natural
Total Parking: 90	

Fees and Taxes

Tax Year: 2.06	Expenses: Other Expenses: \$35
Expenses: Taxes/Assessments: \$20,448.46	Expenses: Water/Sewer: \$12,442.89
Expenses: Insurance: \$14,341.75	Expenses: Gas/Electric: \$810.94
Taxes: \$20,448.46	

