



## 177 N WEST ST, NOGALES, AZ 85621, USA

<https://rehomes.us>

\$20,000

- Lots / Land
- Active



Lydia Park is platted but never developed – this property is accessible through an alignment of Lydia Park Dr & W Elm St – east side borders the park – great for future development – walk to downtown and border crossing

### Basics

**Category:** Lots / Land

**Lot size:** 37338.00 sq ft

**County:** Santa Cruz

**Entry Timestamp:** 2024-02-07T08:27:31.596

**Municipality/Zoning:** Nogales - SFR12

**Township:** 24

**Area:** SCC-Nogales East

**Status:** Active

**Days On Market:** 17

**List Number Main:** 22403206

**Lot Acres:** 0.86 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Property Use Type:** Multi-Family



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## Description

**Legal Description:** Sub Lydia Park lots 26A,27&28

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## Building Details

**Lot Features:** Subdivided

**Fence:** None

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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:** None

**Direction:** W

**Subdivision Restrict:** **Age Restrictions:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Dirt

**Terms:** Cash,Owner Carry

**Distance to Utilities: Sewer:** < 1/2 mile

**Distance to Utilities: Water:** < 1/2 mile

**Phone: Location:** Available

**Special Listing Conditions:** No SPDS

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

**Horse Property:** No

**Association & Fees: HOA:** No

**Section:** 18

**Tax Code:** 101-44-043

**Property Disclosures:** None

**Road Maintenance:** None

**Distance to Utilities: Phone:** < 1/2 mile

**Distance to Utilities: Gas:** < 1/2 mile

**Distance to Utilities: Electric:** <1/2 mile

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## Listing Office



**Listing Office ShortId:** 53130 **ListingOfficeName:** Wrangler Real Estate LLC  
**Listing Office Address:** 8132 N 16th St, Phoenix, AZ 85020 **Listing Office Url:** <http://https://www.realestatewranglers.com>  
**Listing Member Phone:** (951) 541-7001 **Office ID:** 20220803220013376935000000

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## Amenities & Features

**Neighborhood Feature:** None **Water: Location:** Available  
**Gas: Location:** Available **Electric: Location:** Available  
**Sewer: Location:** Available

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## Nearby Schools

**High School:** Nogales **School District:** Nogales Unified School District #1  
**Middle School:** Desert Shadows **Elementary School:** Challenger

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## Fees and Taxes

**Tax Year:** 2022 **Taxes:** \$601.92

