



JG&M Expo at Simpson St 2023:

Prime Gem Show Investment Opportunity. Currently home to the JG&M Expo at Simpson St 2023. Located just off I-10 in the downtown Gem Show area, a short drive from the Convention Center, other major downtown businesses.

\$5,560,000

- Lots / Land
- Active

601 W SIMPSON ST, TUCSON, AZ 85701, USA

<https://rehomes.us>

Close to Tucson Convention Center and right off I-10. 75 ft building height, zoned I-1, perfect for Gem Show or for possible multifamily, apartment/hotel development.



Basics

Category: Lots / Land

Lot size: 243500.00 sq ft

County: Pima

Entry Timestamp: 2023-01-06T10:55:14.153

Municipality/Zoning: Tucson - I1

Township: 14

Area: Central

Status: Active

Days On Market: 174

List Number Main: 22300354

Lot Acres: 5.59 acres

Lot Dimensions: Irregular

View: City,Mountain(s),Sunrise,Sunset

Property Use Type: Industrial



Description

Legal Description: From Parcel:11623155C /Ptn E2 Se4 & Ptn S2 Se4 Ne4 Lyg S & Adj Simpson St 2.99 Ac Sec 14-14-13

Building Details

Lot Features: Dividable Lot,East/West Exposure,North/South Exposure **Fence:** Chain Link

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

Subdivision Name: Unsubdivided

Co-op Fee: \$3

Direction: W

Horse Property: No

Subdivision Restrict: **Age Restrictions:** No

Association & Fees: **HOA:** No

Assessments: \$0

Section: 14

Community: None

Attribution Contact: 520-444-4411

Fire Protection: None

Tax Code: 116-23-155E

Range: 13.00

Property Disclosures: Unknown

Road Type: Paved

Road Maintenance: City

Terms: Cash,Conventional,Submit

Distance to Utilities: **Phone:** Street

Distance to Utilities: **Sewer:** Street

Distance to Utilities: **Gas:** Street

Distance to Utilities: **Water:** Street

Distance to Utilities: **Electric:** Street

Phone: **Location:** Available

Listing Office



Listing Office ShortId: 16725

ListingOfficeName: Long Realty Company

Listing Office Address: 6330 N Campbell Ave
No. 210, Tucson, AZ 85718

Listing Office Url: <http://www.longrealty.com>

Listing Member Phone: (520) 444-4411

Office ID: 20091207185515554337000000

Amenities & Features

Sewer: Connected

Electric: Electric Company

Gas: Natural

Electric: Location: Available

Neighborhood Feature: None

Water: City

Gas: Location: Available

Sewer: Location: Available

Nearby Schools

High School: Tucson

Middle School: Drachman

School District: TUSD

Elementary School: Carrillo

Fees and Taxes

Tax Year: 2021

Taxes: \$10,764.90

