



## 800 N KOLB RD, TUCSON, AZ 85710, USA

<https://rehomes.us>

- Retail
- Common Interest
- 30361.00 sq ft



Introducing 800 N Kolb Rd: The Epitome of Modern Commercial Excellence! Unveil the possibilities of unparalleled commercial real estate at this location! Nestled in a prime location, this remarkable property presents a harmonious blend of functionality and aesthetics, setting the stage for a flourishing business venture. With its distinctive features and strategic amenities, this property is your [...]

### Basics



**Category:** Common Interest

**Lot size:** 30361.00 sq ft

**List Price/SqFt:** 0.22

**Lot Acres:** 0.70 acres

**Lot Dimensions:** 178 x 212 x 177 x 212

**Retail Use:** Restaurant

**Type:** Retail

**Year built:** 1998

**Area:** 30361.00 sq ft

**Municipality/Zoning:** Other - CALL

**Township:** 14

**Freeway/Highway:** Over 5.1 Miles

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## Description

**Legal Description:** Gateway Center W183.21' ExcS65.55' Blk 11

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## Building Details

**Lot Features:** North/South Exposure,Subdivided

**Parking:** Free, Parking Lights, Paved Parking

**Fence:** None

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

**Construction:** Wood Frame

**Construction Status:** Existing

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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.

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

**Landscape - Front: Other:**  
Flower Beds,Graded,Low Care

**Electric: Electric Company:**  
TEP

**Section:** Pima, 8

**Range:** 15.00

**Road Type:** Paved

**UnBranded Virtual Tour:**

<https://my.matterport.com/show/?m=qBo7xdsnY19>

**# Of Units Total:** 1

**Direction:** N

**Accessibility Option:** None

**Fire Protection:** Included in Taxes

**Property Disclosures:** Deed Restrictions,Inventory List



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## Listing Office

<b>Listing Office ShortId:</b> 16719	<b>ListingOfficeName:</b> Long Realty Company
<b>Listing Office Phone:</b> (520) 918-4800	<b>Listing Office Address:</b> 6410 E. Tanque Verde Rd., Tucson, AZ 85715

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## Units Information

**Unit Information: Retail:** Restaurant

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## Amenities & Features

<b>Sewer:</b> Connected	<b>Features:</b> Smoke detector, Storage, Wet Bar
<b>Green Features:</b> Kit Exhaust Out	<b>Main Cooling:</b> Central Air,Zoned
<b>Main Heating:</b> Forced Air,Natural Gas	<b>Security:</b> Alarm Installed,Cameras,Prewired
<b>Water Heater:</b> Natural Gas	<b>Gas:</b> Natural
<b>Total Parking:</b> 46	

