



## 760 E AMERICAN AVE, ORACLE, AZ 85623, USA

<https://rehomes.us>

- Retail
- Common Interest
- 5600.00 sq ft



This is a Courtesy ONLY Listing. Sarah Yancey, has clearly disclosed, as an Arizona licensed real estate agent is self-managing the property. Realty ONE Group Integrity and/or any and all of its affiliates are held harmless. The commercial building for lease was built in the 1960's. All sqft & lot size to be verified by [...]

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### Basics



**Category:** Common Interest

**Lot size:** 10000.00 sq ft

**List Price/SqFt:** 0.71

**Lot Acres:** 0.20 acres

**Lot Dimensions:** irregular

**Freeway/Highway:** 2.1 - 5 Mile,Access

**Type:** Retail

**Year built:** 1960

**Area:** 5600.00 sq ft

**Municipality/Zoning:** Oracle - CR3

**Retail Use:** Anchor,Restaurant,Retail Other,Retail Pad,Street Retail,Vehicle Related

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## Description

**Legal Description:** Please see attached. The legal is a full page long.

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## Building Details

**Lot Features:** Borders Common Area

**Construction:** Concrete Block

**Roof:** Membrane

**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.

**# Of Units Total:** 2

**Direction:** E

**Accessibility Option:** Entry,Level

**Fire Protection:** Included in Taxes

**Road Type:** Chip/Seal

**Co-op Fee:** \$0

**Landscape - Front: Other:** None, parking lot

**Electric: Electric Company:** San Carlos Irrigatio

**Section:** Pinal

**Property Disclosures:** Floor Plan,Lead Based Paint

**Space Information:** Grade Level,Truck

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## Listing Office



**Listing Office ShortId:** 51535

**Listing Office Phone:** (520) 447-5922

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 8387 N Oracle Rd Ste 100, Tucson, AZ 85704

## Units Information

**Unit Information: Industrial:** Flex Space

**Unit Information: Office:** Other

**Unit Information: Retail:** Other

**Unit Information: Special Purpose:** School/Educational Facility

## Amenities & Features

**Sewer:** Septic

**Main Cooling: Other:** mini splits

**Main Cooling:** Ceiling Fan(s),Ceiling Fans Pre-Wired,Wall Unit(s)

**Water Heater:** Electric

**Total Parking:** 25

**Features:** Smoke detector, Storage, Warehouse

**Main Heating: Other:** mini splits

**Security:** Shutters

**Gas:** Natural

