



**\$800,000**

## **700 W RIVER RD, TUCSON, AZ 85704, USA**

<https://rehomes.us>

- Lots / Land
- Active

Sold together Two lots totalling approx 1.23 acres, Empty PMarcel of .09 acres lot 105-08-002E & 1.1 acres 105-8-002D with 2 manufactured homes and an original residence, one unit rehabbed and rented at \$2200 per month. Fantastic opportunity to build , rehab, rezone. other lots in the area have been rezoned, check with appropriate authorities [...]



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### **Basics**



**Category:** Lots / Land

**Lot size:** 53578.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-05-23T16:23:09.352

**Municipality/Zoning:** Pima County - SH

**Township:** 14

**Area:** North

**Status:** Active

**Days On Market:** 5

**List Number Main:** 22412890

**Lot Acres:** 1.23 acres

**Lot Dimensions:** approx 200x254

**View:** Mountain(s)

**Property Use Type:** Manufactured Home

Description

**Legal Description:** S240' n953' e 200' NW4 SE4 EXC s40' w100' 1.01 ac sec 14-13-13 and w100' e200' s40' n953' NW4 SE4 .09 sec 14-13-13

Building Details

**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.

**Subdivision Name:** N/A

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 13

**Fire Protection:** None

**Range:** 13.00

**Road Type:** Dirt

**Terms:** Cash

**Distance to Utilities: Sewer:** available

**Distance to Utilities: Water:** city

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 105-08-002E

**Property Disclosures:** None

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** available

**Distance to Utilities: Gas:** available

**Distance to Utilities: Electric:** tep

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## Listing Office

**Listing Office ShortId:** 5169

**Listing Office Address:** 5425 N. Oracle Rd Ste 135, #135, Tucson, AZ 85704

**Office ID:** 20121009221508748671000000

**ListingOfficeName:** Homesmart Advantage Group

**Listing Member Phone:** (520) 447-0995

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## Amenities & Features

**Sewer:** Septic

**Electric:** Electric Company

**Water:** City

**Neighborhood Feature:** None

**Sewer: Other:** sewer stubbed out

**Gas: Location:** Available

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## Nearby Schools



**High School:** Amphitheater  
**Middle School:** La Cima

**School District:** Amphitheater  
**Elementary School:** Walker

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# Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$11.07

