



**\$898,000**

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

<https://rehomes.us>

Rare Income Property at the base of Mt. Lemmon! Enjoy cooler weather & endless views. This steal of a deal comes with 1 commercial building 5600 sq ft, 2 houses, 1 studio apartment, 1/4 flat lot with utilities, 2 other buildings w/ utilities & endless potential. Property is zoned C3 with nonconforming residential use! Live [...]

- 3 beds
- 5.00 baths
- Single Family Residence
- Residential
- Active



**Sarah Yancey**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 1950

**Days On Market:** 3

**County:** Pinal

**Lot Acres:** 2.00 acres

**Lot Dimensions:** irregular

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 76230.00 sq ft

**MLS #:** 22402126

**Bathrooms Full:** 3

**List Number Main:** 22402126

**Municipality/Zoning:** Pinal County - CR3

**View:** Mountains,Panoramic,Rural,Sunrise,Sunset

Description

**Legal Description:** See attached, its very long!

Rooms

**Sauna Level:** Oracle

**Extra Room:** Studio

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Gas Cooktop,Gas Hookup Available,Gas Range,Microwave,Refrigerator,Reverse Osmosis,Wine Cooler

Building Details

**Lot Features:** Elevated Lot,Hillside Lot

**# of Carport Spaces:** 0.00

**Floor covering:** Vinyl, Wood

**Style: Other:** Commercial building

**Construction:** Concrete Block,Masonry Stucco

**# of Garage Spaces:** 0.00

**Style:** Bungalow

**Construction Status:** Existing

**Garage/Carport Feat:** None

**Roof: Other:** flat

**Basement:** No

**Floor Covering: Other:** epoxy in building

**Main House SqFt:** 8500.00 sq ft

**Stories:** One

**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:** N/A

**Landscape - Front: Other:** Desert Plantings,Natural Desert,Trees

**Horse Property:** No

**Electric: Electric Company:** San Carlos

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Level

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Leases,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Security: Other:** commercial building

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Shared

**Community:** None

**Tax Code:** 306-03-0520

**Road Type:** Chip/Seal

**Technology:** Shingle, High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** Realty One Group Integrity

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

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

**Listing Member Phone:** (541) 337-4326

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,High Ceilings 9+,Insulated Windows,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower & Tub

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Closet,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Mini-Split,Wall Unit(s),Window Unit(s)

**Patio/Deck:** Covered,Deck,Patio

**Security:** Rolling Security Doors,Rolling Security Shutters

**Water:** City,Water Company

**Window Covering:** Some

**Exterior Features:** Shed,Workshop

**Neighborhood Feature:** Exercise Facilities,Historic,Walking Trail

**Guest Facilities: Other:** studio, sheds

**Main Heating: Other:** heaters

**RV Parking: Other:** available

**Fireplace:** Wood Burning

**Main Heating:** Electric,Mini-Split,Wall Unit

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric,Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**Elementary School:** Mountain Vista

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## Fees and Taxes

**Tax Year:** 2023

