



## 4545 S 7TH AVE, TUCSON, AZ 85714, USA

<https://rehomes.us>

Unique opportunity to buy a C-2 commercial lot at this price point with easy access of S 6th Avenue. located at the edge of a new construction development of multifamily . Use your imagination for the new residents will want ie coffee shop, Laundry, etc. Close to Rodeo grounds,,easy access to freeway and downtown Tucson.



- Lots / Land
- Active

### Basics

**Category:** Lots / Land

**Lot size:** 4792.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-06-14T21:27:56.703

**Municipality/Zoning:** Tucson - C2

**Township:** 14

**Area:** South

**Status:** Active

**Days On Market:** 18

**List Number Main:** 22312857

**Lot Acres:** 0.11 acres

**Lot Dimensions:** irregular lot

**View:** Mountain(s)

**Property Use Type:** Retail



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## Description

**Legal Description:** /National City No 4 Lot 18 Exc N7.5' & E10' For Alleys Blk 55

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## Building Details

**Lot Features:** Corner Lot

**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.

**Special Listing Conditions:** None

**Subdivision Name:** Unsubdivided

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

**Direction:** S

**Horse Property:** No

**Association & Fees:** HOA: No

**Assessments:** \$0

**Section:** 36

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 120-08-0190

**Range:** 13.00

**Property Disclosures:** CC&Rs

**Road Type:** Paved

**Road Maintenance:** City

**Terms:** Cash

**Distance to Utilities: Phone:** nearby

**Distance to Utilities: Sewer:** street

**Distance to Utilities: Gas:** tbd

**Distance to Utilities: Water:** tbd

**Distance to Utilities: Electric:** tbd

**Phone: Location:** Available

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## Listing Office



**Listing Office ShortId:** 4983

**Listing Office Address:** 6760 N.  
Oracle Road Suite 130, Tucson, AZ  
85704

**Listing Member Phone:** (520)  
850-8080

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Office ID:** 20110802221510413916000000

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## Amenities & Features

**Neighborhood Feature:** None

**Water:** City

**Electric: Location:** Available

**Electric:** Electric Company

**Gas: Location:** Unknown

**Sewer: Location:** Available

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## Nearby Schools

**High School:** Tucson

**Middle School:** Hollinger K-8

**School District:** TUSD

**Elementary School:** Hollinger

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$264.48

