



**\$95,000**

- Lots / Land
- Active

## **1395 W AMERICAN AVE, ORACLE, AZ 85623, USA**

<https://rehomes.us>



Commercial lot with 120 foot frontage along American Ave, Oracle's main drag. Lot has been cleared and has a water main, available sewer, gas and electric. CB2 commercial zoning.

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### **Basics**

**Category:** Lots / Land

**Lot size:** 21344.00 sq ft

**County:** Pinal

**Entry Timestamp:** 2023-06-05T11:59:00.465

**Municipality/Zoning:** Oracle - CB2

**Township:** 9

**Area:** Pinal

**Status:** Active

**Days On Market:** 25

**List Number Main:** 22312135

**Lot Acres:** 0.49 acres

**Lot Dimensions:** 180x120

**View:** Mountain(s),Sunset

**Property Use Type:** Retail



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## Description

**Legal Description:** COM 227.75 SOUTH OF NE COR OF SE SE OF SEC 27-9S-15E TH N-77D W-580.65 TO POB CONT N-77D W-119.84 TH S-04D .49 acres

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## Building Details

**Lot Features:** North/South Exposure

**Fence:** Wire

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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:** Out Of Pima County

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

**Direction:** E

**Horse Property:** No

**Subdivision Restrict: Deed Restrictions:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Assessments:** \$3,202

**Section:** 27

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 308-56-075A

**Range:** 15.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** County

**Terms:** Cash,Conventional,Owner Carry

**Distance to Utilities: Phone:** Pole

**Distance to Utilities: Sewer:** Front of property

**Distance to Utilities: Gas:** Connect on site

**Distance to Utilities: Water:** Meter on site

**Distance to Utilities: Electric:** On the pole

**Phone: Location:** On Site

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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)  
400-2801

**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: Location:** On Site

**Electric: Location:** On Site

**Electric:** Electric Company

**Gas: Location:** On Site

**Sewer: Location:** Available

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**School District:** Oracle

**Elementary School:** Mountain Vista

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$382.84

