



\$349,000

6440 S PARK AVE, TUCSON, AZ 85706, USA

<https://rehomes.us>

- Lots / Land
- Active



PRIME location for your business!! This oversized corner lot is ideal for GREAT exposure. Park Industrial (P-I) Zoning 3.57 Corner Lot 43,004 vehicle count in Average Annual Daily Traffic (AADT) (2Way) Annual Growth of 2% This zone provides for corporate business centers, wholesaling and manufacturing activities, and select other agriculture, civic, commercial, industrial, retail, storage, [...]

Basics



Category: Lots / Land

Lot size: 155509.00 sq ft

County: Pima

Entry Timestamp: 2023-04-26T01:41:56.655

Municipality/Zoning: Tucson - PI

Township: 15

Area: South

Status: Active

Days On Market: 65

List Number Main: 22309065

Lot Acres: 3.57 acres

Lot Dimensions: 855 x 413 x 743

View: City

Property Use Type: Industrial

Description

Legal Description: LOS RANCHITOS NUMBER 5 SWLY TRI PTN OF LOT 207EXC ROAD WIDENINGTHEREOF FOR ROAD WIDENING(FORMERLY 139-22-073A)

Building Details

Lot Features: Corner Lot

Fence: None

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: Los Ranchitos NO. 5

Direction: E

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Section: 7

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Terms: Cash,Conventional,Submit

Distance to Utilities: Sewer: Unknown

Distance to Utilities: Water: Unknown

Phone: Location: Unknown

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: No

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Community: None

Tax Code: 140-24-073A

Property Disclosures: None

Road Maintenance: County

Distance to Utilities: Phone: Unknown

Distance to Utilities: Gas: Unknown

Distance to Utilities: Electric: Unknown

Listing Office

Listing Office ShortId: 5162001

ListingOfficeName: Engel & Volkers Tucson

Listing Office Address: 2905 E Skyline Dr Ste 220, Tucson, AZ 85718

Listing Office Url: <https://tucson.evrealstate.com/>

Listing Member Phone: (520) 390-3058

Office ID: 20191007230008968855000000

Amenities & Features

Neighborhood Feature: Paved Street,Sidewalks,Street Lights

Electric: Electric Company

Water: Water Company

Water: Location: Unknown

Gas: Location: Unknown

Electric: Location: Available

Sewer: Location: Available





Nearby Schools

High School: Desert View
Middle School: Sierra

School District: Sunnyside
Elementary School: Ocotillo



Fees and Taxes

Tax Year: 2022
Taxes: \$2,494.67

