


CLIENT DETAIL REPORT

MLS#: 21434100	Land-Lot / Industrial	Status: Active	List Price: 300,000
	Area: South Municipality/Zoning: Tucson - C2 County: Pima Year/Taxes: 2013 / 7,400 HOA Fee Amt P/Month: 0 HOA Frequency: School District: Sunnyside Elementary School: Esperanza Middle School: Sierra High School: Sunnyside	TRS: 15 / 14 / 5 Lot Acres: 5.73 Lot Dimensions: Irregular Lot SF/Source: 249,597 / Assessor Tax Code: 140-11-027B Assessments: 0.00 Fire Prot Incl Taxes: Yes Master Plan Name: Checking Pima County GIS Pima County Assessor	
	Terms: Cash; Exchange; Owner Carry Back; Submit; Other Subdivision: Arlington Heights Community: None Cross Block: 5050 - S		
Address: 2620 E Benson Hy Highway E Tucson, AZ 85706 Directions: Irvington & Tucson Blvd; East to Benson Hwy, South and East to address (2nd business structure on South side of street). Legal Description: Arlington Heights Lots 3, 4 and 5 Blk 4& Arlington Heights lot 1 exc Nely 18' Thereof Blk 4 & Arlingt.-see tax profile			
Distance to Phone: On Site Distance to Sewer: On Site Distance to Water: On Site Distance to Electric: On Site Distance to Gas: Checking Utilities Lot Line: Electric; Sewer; Water	Electric: Tucson Electric Fence: Chain Link Gas: Available View: Mountain	Well: None Water: City Water Sewer: Connected Topography: Flat	Loan Information: Documents: Environmental Discl: Military Airport Vct; Public Airport
Miscellaneous: Cable Available: Yes Deed Restrictions: No Dividable Lot: Yes Gated Community: No Hillside Dev Zone: No Horse Facilities: No Horses Allowed: No Legal Access: Yes Lgl/Phys Access Same: Yes Mobile Home Allowed: Yes On Golf Course: No Package Available: Yes Paved Street: Yes Physical Access: Yes Release Available: No Road Maintenance: City Scenic Rte/Gateway: No Sewer Capacity Avlbl: Yes Staked/Flagged: No Subdivided Lots: No Subordination Consid: Yes Survey Available: No Water Available: Yes			
Terms: Cash; Exchange; Owner Carry Back; Submit; Other Sold Info:			Loan Information: Financial Status:
Remarks: Priced for land value only. There are several structures that total about 9,000 SF which include commercial buildings and manufactured/mobile homes; most not functional which shall be conveyed "AS IS". Two additional tax codes are: 140-11-25A & 140-11-26A. Most of property is zoned C-2 (about 4 acres) by part of property is zoned R-1.			

Listing Provided Courtesy Of: Keller Williams Southern Arizona



Keller Williams Southern Arizona
 John W Hamner, CCIM
 1745 E. River Rd #245
 Tucson, AZ 85718
John@tucsoncommercial.com
<http://www.tucsoncommercial.com>
 520-907-0030
 520-829-3264



Information is deemed to be reliable, but is not guaranteed. © 2014 MLS and FBS. Prepared by John W Hamner, CCIM on Sunday, December 14, 2014 8:04 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.