

CLIENT FULL DETAIL REPORT

MLS#: 22521477

Property Type:Commercial/Retail

Status: Active

List Price: 700,000



Total SqFt

Source of SqFt

Units

Multi-Tenant

Total Parking

Lot Acres

Year Built

1,640

Assessor

1

No

50

1.76

1974

Area

Tax Code

Tax Year/Taxes

Taxes For

Development Name

Method of Title

Range Min - Max

Central

131-04-416A

2024 / 3,823.61

Building & Land

Fee (Simple)

-

Address: 5075 E 29th Street, Tucson, AZ 85711

County:Pima Country: USA Pima County GIS

Legal Description: Mayfair Terrace Blocks A & B Lots 17 & 18 Blk B

Directions: South on Swan Rd to 2nd St. East to subject property.

Total Parking

T/R/S

Lot Dimensions

Lot Acres

Lot Sq Ft

Lot Size Source

50

180' x 260.5'

1.76

46,890

Assessor

Construction

Const. Status

List \$/SqFt

Lot Size \$/SqFt

Road Type

Concrete Block

Existing

426.83

14.93

Pavers

Municipality/Zoning

Fire Protection

FEMA Flood Ins Req

Municipal Flood Req

Ownership

Tucson - C2

Included in Taxes

No

No

Individual

Income & Expenses

INCOME

Gross Scheduled Rent

Vacancy Loss

Other Income

Adjusted Gross

Net Operating Income

EXPENSES

Admin Expenses

Capital Expenses

Contract Services

Gas/Electric

Insurance

Maintenance

Supplies

Management

EXPENSES

Resident Manager

Taxes/Assessments

Water/Sewer

Other Expenses

CAM Fee/Mo

Figures Presented

Apartment Unit Information

Studio 1 Bed 2Bed 3Bed Other

Units

Avg Rent/Mo

Property Description

1,640 SF building with a 40'X 60'canopy for 3 service bays on 1.76 acres zoned C-2. .Billboard sign on property leased to Clear Channel for \$225/month.

Agent Only Remarks

MLS#: 22521477		Property Type:Commercial/Retail		Status: Active		List Price: 700,000	
Interior Features							
Property Features		A.D.A. Compliant: Unknown		Main Heating		Heat Pump	
Space Information				Main Cooling		Central Air	
Warehouse Storage				Water Heater			
Fenced Storage		Yes		Electric			
Green Features				Accessibility Options			
Exterior Features							
Fence		Wrought Iron		Property Features		A.D.A. Compliant: Unknown	
Roof		Built-Up		Security		Closed Circuit Camera(s)	
Landscape - Front				Water			
Landscape - Rear				Lot Features			
Road Type		Pavers		Gas		Natural	
Parking				Sewer		Connected	
Business Location		Free Standing Bldg					
Freeway/Highway		2.1 - 5 Mile					
Traffic Count		Unknown					
Comments							
Status Comments							
Selling Comments							

Listing Provided Courtesy Of: Coldwell Banker Realty

Coldwell Banker Realty
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AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22521477		Property Type:Commercial/Retail		Status: Active		List Price: 700,000	
		Total SqFt	1,640	Area	Central		
		Source of SqFt	Assessor	Tax Code	131-04-416A		
		# Units	1	Tax Year/Taxes	2024 / 3,823.61		
		Multi-Tenant	No	Taxes For	Building & Land		
		Total Parking	50	Development Name			
		Lot Acres	1.76	Method of Title	Fee (Simple)		
		Year Built	1974	Range Min - Max	-		
Address: 5075 E 29th Street, Tucson, AZ 85711							
County: Pima Country: USA Pima County GIS							
Legal Description: Mayfair Terrace Blocks A & B Lots 17 & 18 Blk B							
Directions: South on Swan Rd to 2nd St. East to subject property.							
Total Parking		50	Construction	Concrete Block	Municipality/Zoning	Tucson - C2	
T/R/S			Const. Status	Existing	Fire Protection	Included in Taxes	
Lot Dimensions		180' x 260.5'	List \$/SqFt	426.83	FEMA Flood Ins Req	No	
Lot Acres		1.76	Lot Size \$/SqFt	14.93	Municipal Flood Req	No	
Lot Sq Ft		46,890	Road Type	Pavers	Ownership	Individual	
Lot Size Source		Assessor					
Income & Expenses							
INCOME			EXPENSES		EXPENSES		
Gross Scheduled Rent			Admin Expenses		Resident Manager		
Vacancy Loss			Capital Expenses		Taxes/Assessments		
Other Income			Contract Services		Water/Sewer		
Adjusted Gross			Gas/Electric		Other Expenses		
Net Operating Income			Insurance		CAM Fee/Mo		
			Maintenance		Figures Presented		
			Supplies				
			Management				
Apartment Unit Information							
Studio 1 Bed 2Bed 3Bed Other							
# Units							
Avg Rent/Mo							
Property Description							
1,640 SF building with a 40'X 60'canopy for 3 service bays on 1.76 acres zoned C-2. .Billboard sign on property leased to Clear Channel for \$225/month.							
Agent Only Remarks							
Showing & Company Information							
Showing Instructions		Call Listing Agent.					
Phone # to Show							
MLSSAZ Lockbox		/ None					
Occupied By		Owner					
Gate Code		No					
		Showing Service		None			
		Seller Name					
		Seller Phone					
		Occupant Name					
List Agent	Name	Primary	Mobile	E-mail			
List Office	5448-Christopher J Tsighis Lic#:BR004127000	520-275-4861	520-275-4861	chris.tsighis@azmoves.com			
Co-Agent	70202-Coldwell Banker Realty Lic#:LC627335024	520-906-0905		sheila.dillon@azmoves.com			
Co-Office	55793-Katie Gibbons Lic#:SA687717000	520-561-7568		Katie.Gibbons@azmoves.com			
	70202-Coldwell Banker Realty Lic#:LC627335024	520-906-0905		sheila.dillon@azmoves.com			

MLS#: 22521477		Property Type: Commercial/Retail		Status: Active		List Price: 700,000	
Listing Information							
Terms		Cash; Conventional		Original Price		1,050,000	
Submit With Offer		Earnest Check		Contingent			
Property Disclosures				Listing Agreement Type:		Exclusive Right To Sell	
Special Conditions				Limited Service		No	
Offer by Owner				Days on Market		61	
Offer by Investor				Cumulative DOM		61	
Possession							
Listing Date		08/16/2025		Go Live Date:			
Contingent Date				Cancel Date			
Pending Date				Expiration Date		02/14/2026	
Sold Date				Fallthrough Date			
Temp Off Market Date				Off Market Date			
Status Change Date				08/15/2025			
Interior Features							
Property Features		A.D.A. Compliant: Unknown		Main Heating		Heat Pump	
Space Information				Main Cooling		Central Air	
Warehouse Storage				Water Heater			
Fenced Storage		Yes		Electric			
Green Features				Accessibility Options			
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