



COMMERCIAL

1.74 Acres with 1,248 SF Modular Affixed Office
Sale Price: \$750,000

Property Highlights

- Fully improved yard
- Paved
- Lighted
- Small fence around entire property
- HVAC office
- 2 ADA bathroom's
- Approximately 3,000 SF improvised car repair building

Property Details

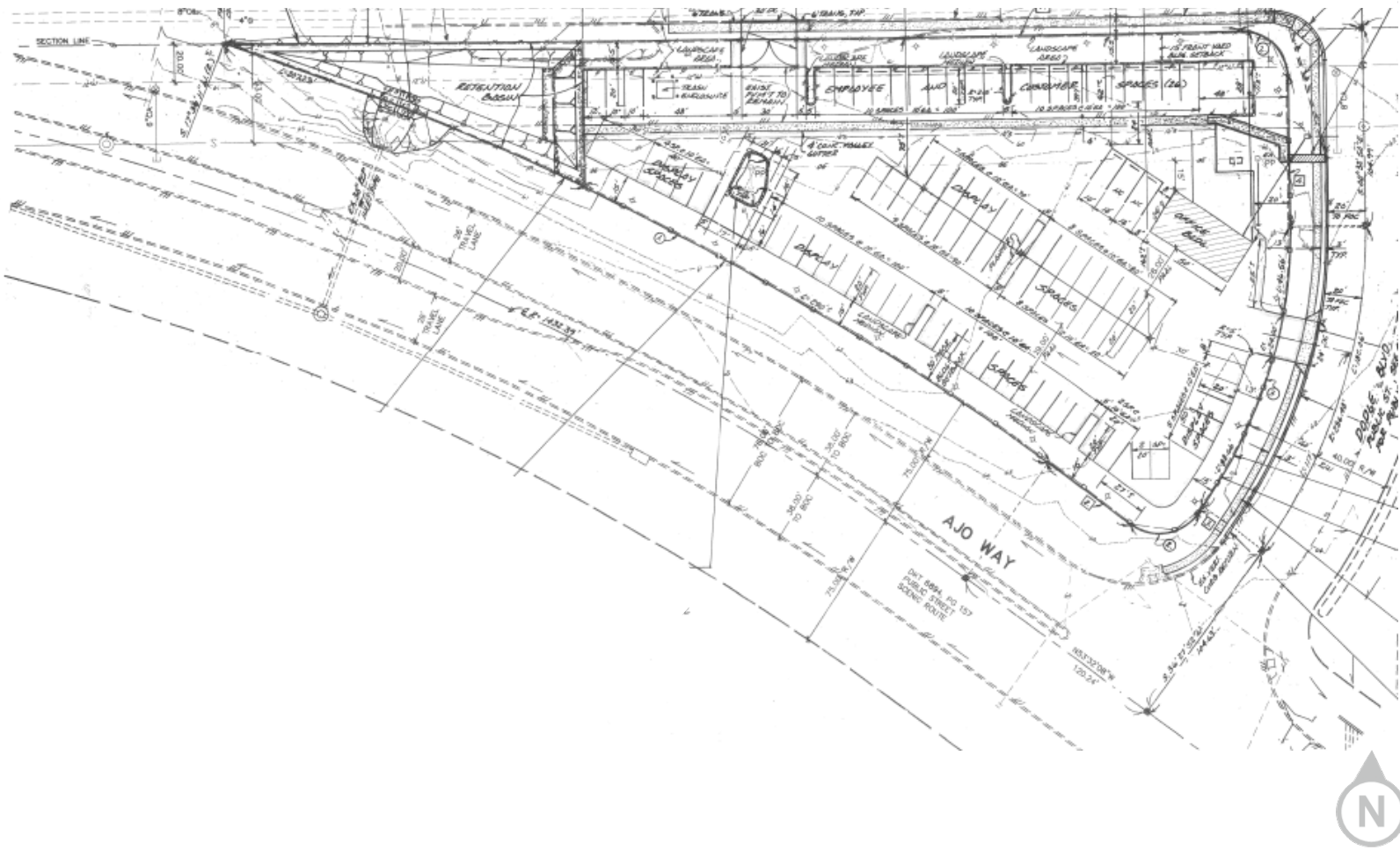
Available	1.74 Acres with 1,248 SF modular affixed office
Assessor Parcel No.	132-20-001L
Utilities	<ul style="list-style-type: none"> • 200 amp, 240V 3 phase power • No gas service in place but available • City of Tucson water • Pima County sewer



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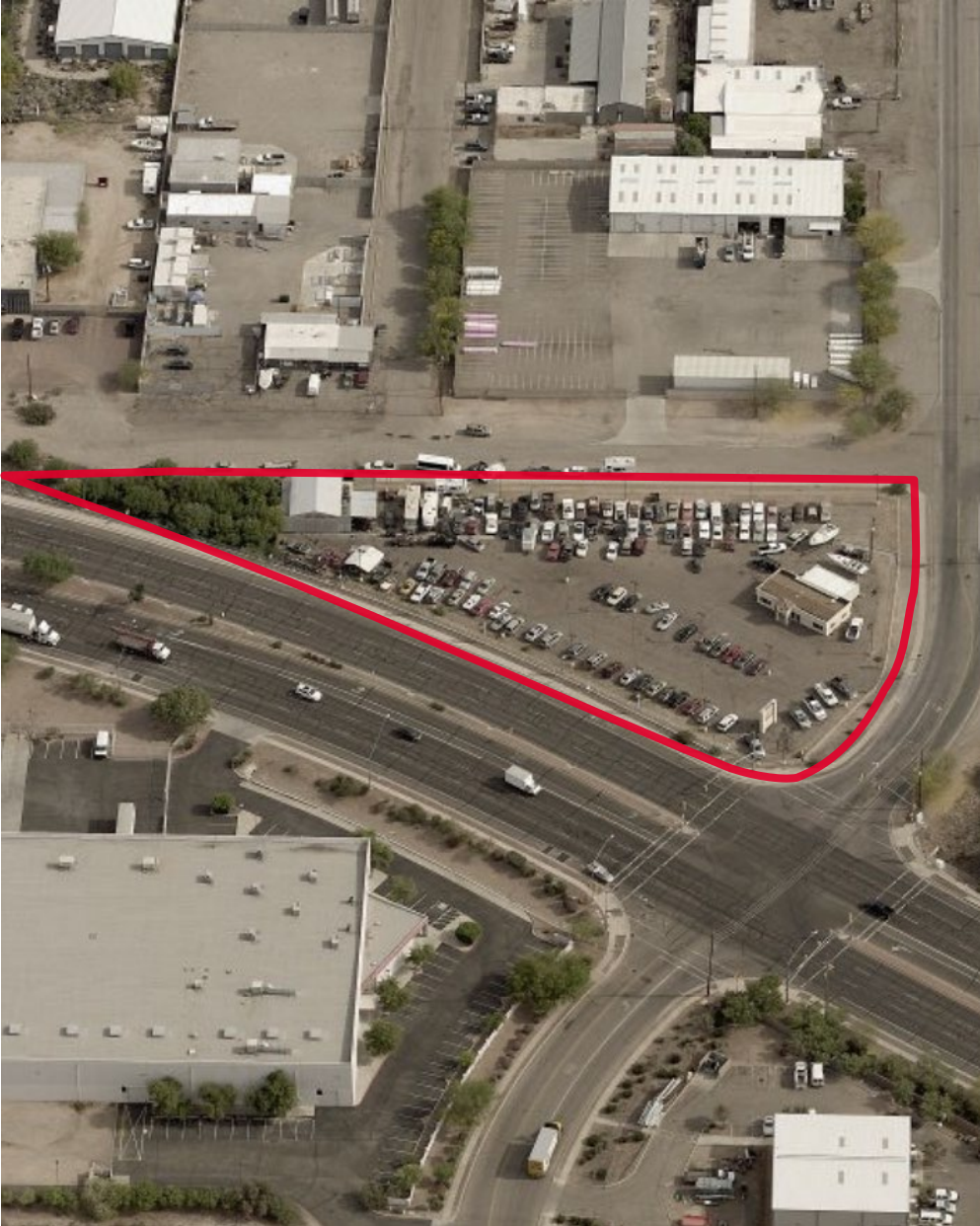
Site Plan



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Property Notes



Location

Located near the intersections of Alvernon Way and Ajo Way and Ajo Way and S. Palo Verde and situated at the N.W. Corner of S. Dodge and Ajo Way.

Adjacent to I-10 and Golf Links Road.

Adjacent to Davis Monthan Air Force Base.

Zoning

CB-2 zoning allows for many uses such as:

- Automotive Sales Lot
- Heavy Equipment Sales or Rental Lot
- Boat Sales and Rentals Lot
- Parking and Storage Lot
- Contractors Office and Yard

For all descriptions visit:

https://webcms.pima.gov/government/development_services/

Chapter 18.45

CB-2 GENERAL BUSINESS ZONE



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4/13/2022