

TUCSON
45± miles

**±13.11 AC COMMERCIAL/INDUSTRIAL LAND
& THREE BUILDINGS (±5,208 SF)**



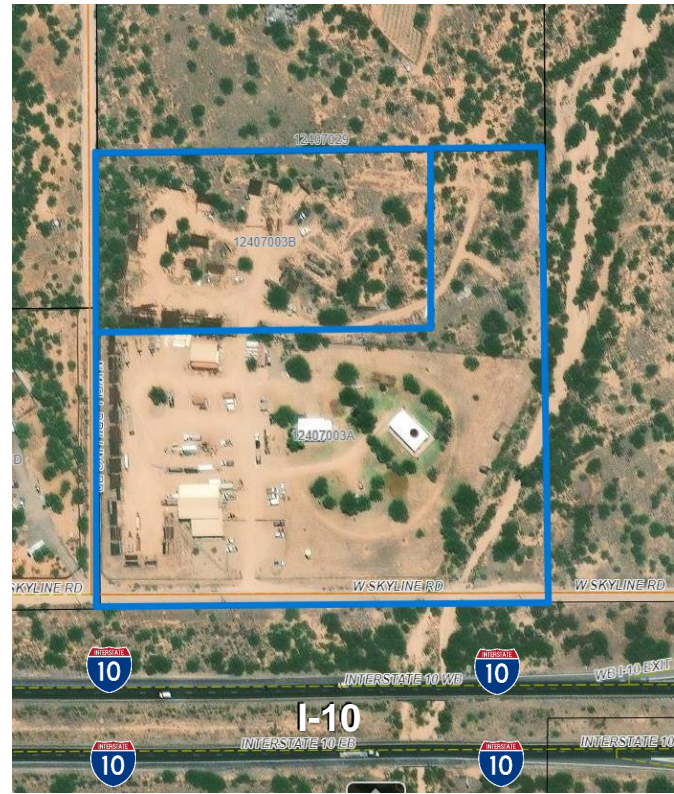
Sale Price: \$1,300,000

Property Highlights

- Ideally located along the primary Interstate 10 highway
- Approximately ±45 miles southeast of Tucson, and ±75 miles north of Nogales and the US-Mexico Border
- 3 buildings situated on approximately ~9 AC of fenced and improved land, with ~13.11 AC of total land area
- *Owner-occupied business has been on property for 40+ years with a long-standing special use permit that is conveyed with property

Property Details

Buildings	Affixed Home/Commercial Building: 2,176 SF Storage/Equipment: 2,112 SF Office Building: 920 SF TOTAL: 5,208 SF
Land	±13.11 AC (±570,897 SF)
Assessor Parcel No.	124-07-003A5; 124-07-003B4
Zoning	<u>RU (Rural)</u> *See note regarding use
County & Taxes	Cochise; \$4,878.14 (2023)
Utilities	3 Phase Power 3 Water Wells (50gpm capacity) 5,500 gal Above-Ground Storage Tank



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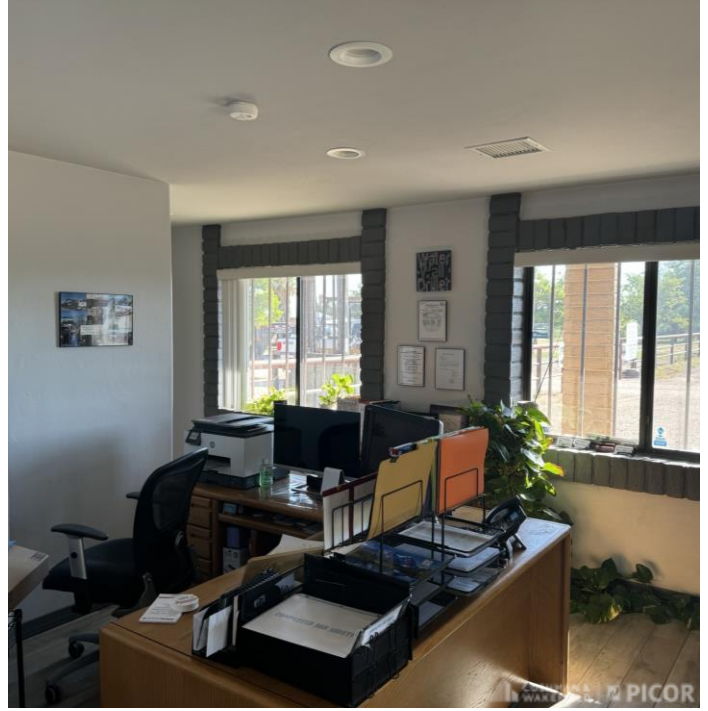
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Map



Property Photos



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9/20/2024

Property Photos



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