

COMMERCIAL LOT
FOR REDEVELOPMENT
FOR SALE



DABDOUB
REAL ESTATE



2701 S 6th Ave, City of South Tucson, Az
Former Feed Store and Vacant lot

\$375,000 (\$7.11 per sq ft)

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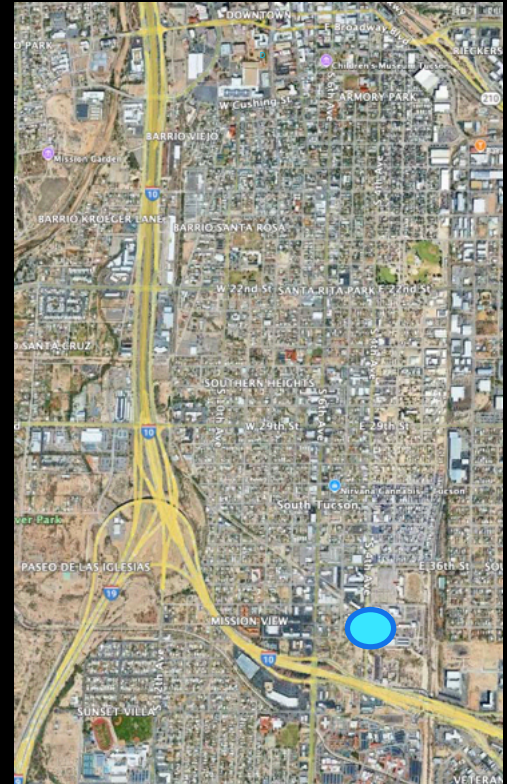
JOSE D. DABDOUB

Designated Broker

520 980 0282

jose@dabdoubrealestate.com

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PROPERTY DETAILS

TYPE	Vacant lot/ Tear-down structure
ZONING	Undefined- Industrial/commercial
UTILITIES	All Utilities on site, to be verified by Buyer
LOCATION	City of South Tucson Corner of Old Vail Rd and 6th Ave
ACCESS	Easily accesible from the freeway, and inner city, conveniently located a Block north of I-10

TOTAL LOT SQ FT: 1.205 Acres

- 49,000 sf

PROPERTY TAXES (2024)

- PARCEL: \$8,836.09
Should be appealed to reflect vacant land.

ASSESORS PARCEL NUMBERS:

- PARCEL: 11902027E

PROPERTY HIGHLIGHTS

This lot is located on high-traffic 6th Avenue with excellent exposure in a highly dynamic retail trade area of South Tucson. One block away from Southgate Shopping Center (El Super) and across the street from Fiesta Mercado (FoodCity). To the East is South Tucson Industrial pocket, and the former Tucson Greyhound Park, currently being redeveloped into a youth soccer academy and fitness center.

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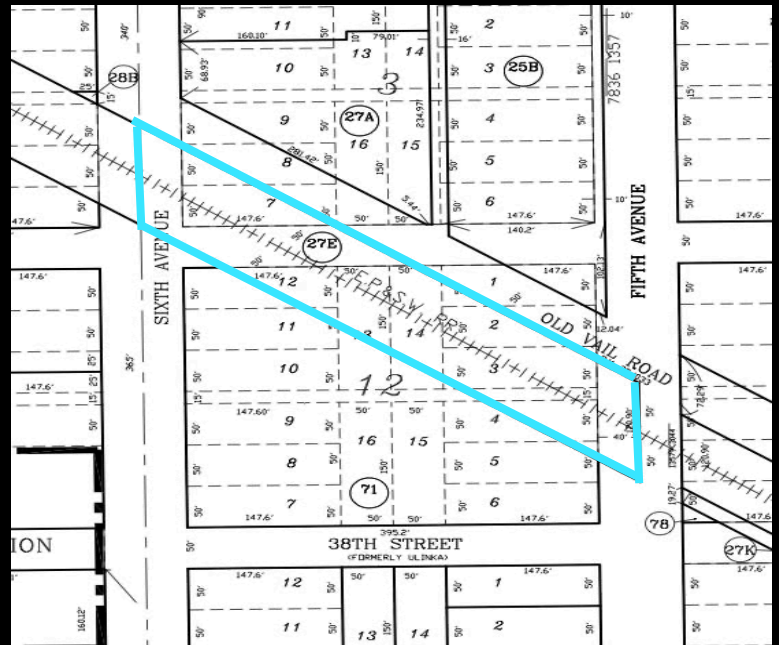
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