

For Sale

1645 West Ina Road *Ina Road Professional Center* **Fully Improved Building Lot**



Description: The lot is fully improved lot. Included with the price of the land is a complete set of ready to permit plans for a 7,000 square foot medical building with a single operating room. The operating room can be deleted and finish with more exam rooms. Easily converted to an office building.

Price: \$575,000.00 (\$82.14 per buildable square foot)

Zoning: TR, Transitional, Pima County.

Floodplain Status: Flood Zone X

Tax Parcel Numbers:	Unit 14	102-10-0980	\$722.12
	Unit 15	102-10-0990	\$722.12
	Unit 16	102-10-1000	\$722.12
	Unit 17	102-10-1010	\$722.12
	Unit 18	102-10-1020	\$722.12
	Unit 19	102-10-1030	\$722.12

Condo Association: April, 2024 the elevations were approved by the Condo Association.

Special Notes: This is new construction of the building and will consist is a masonry building, steel stud wall Partitions, suspended acoustical tile or gypsum board. The HVAC systems will consist of roof top units. Included in the scope of this work will be all structural, mechanical, plumbing and electrical work as required. Terracon has completed the Geotechnical report.

Contact: Chase C. Cotlow (520) 241-1082 Chase@Cotlow.com
Dean P. Cotlow (520) 241-0180 Cotlow@cotlow.com

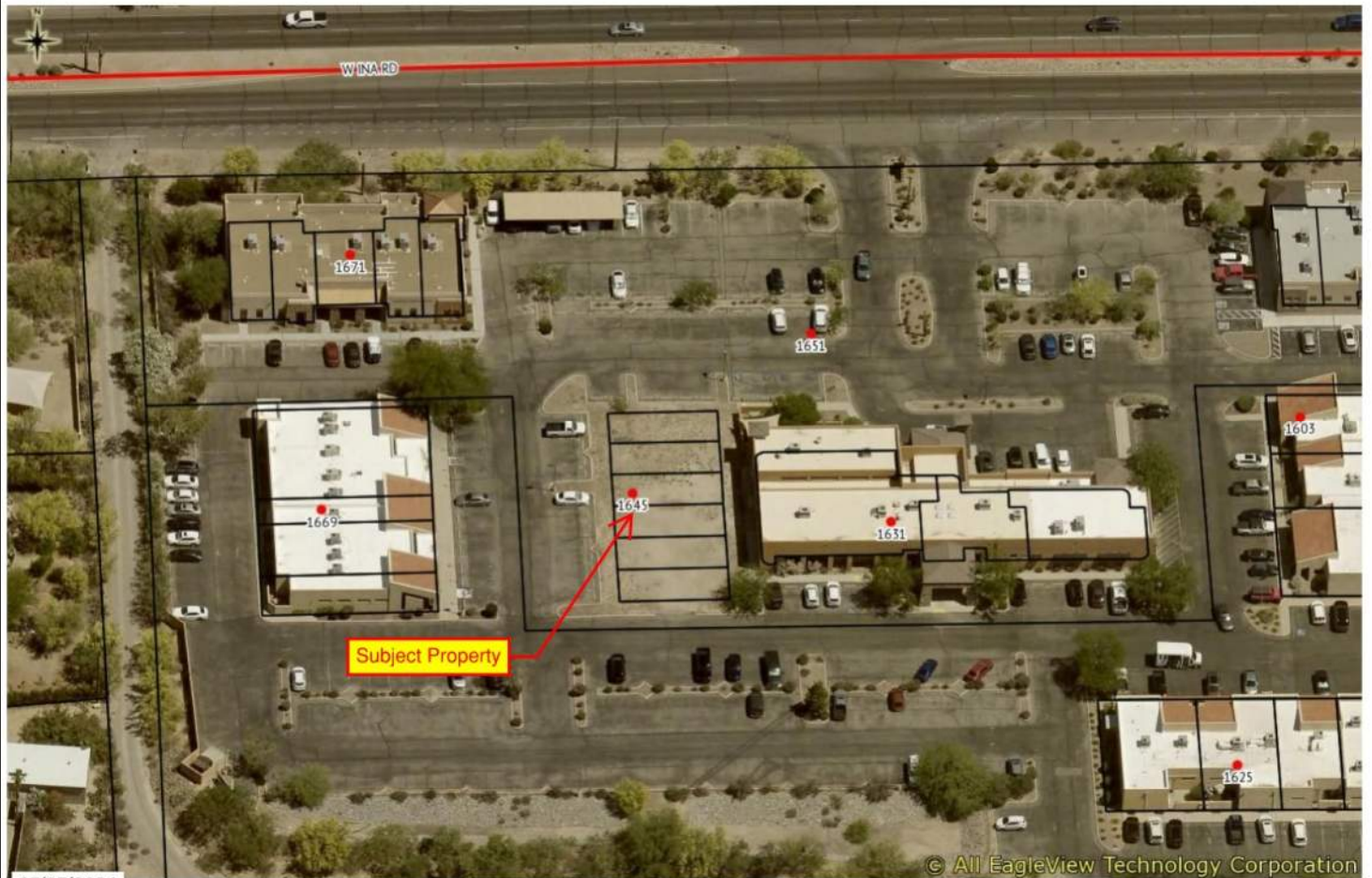


It's simple. We get it done.

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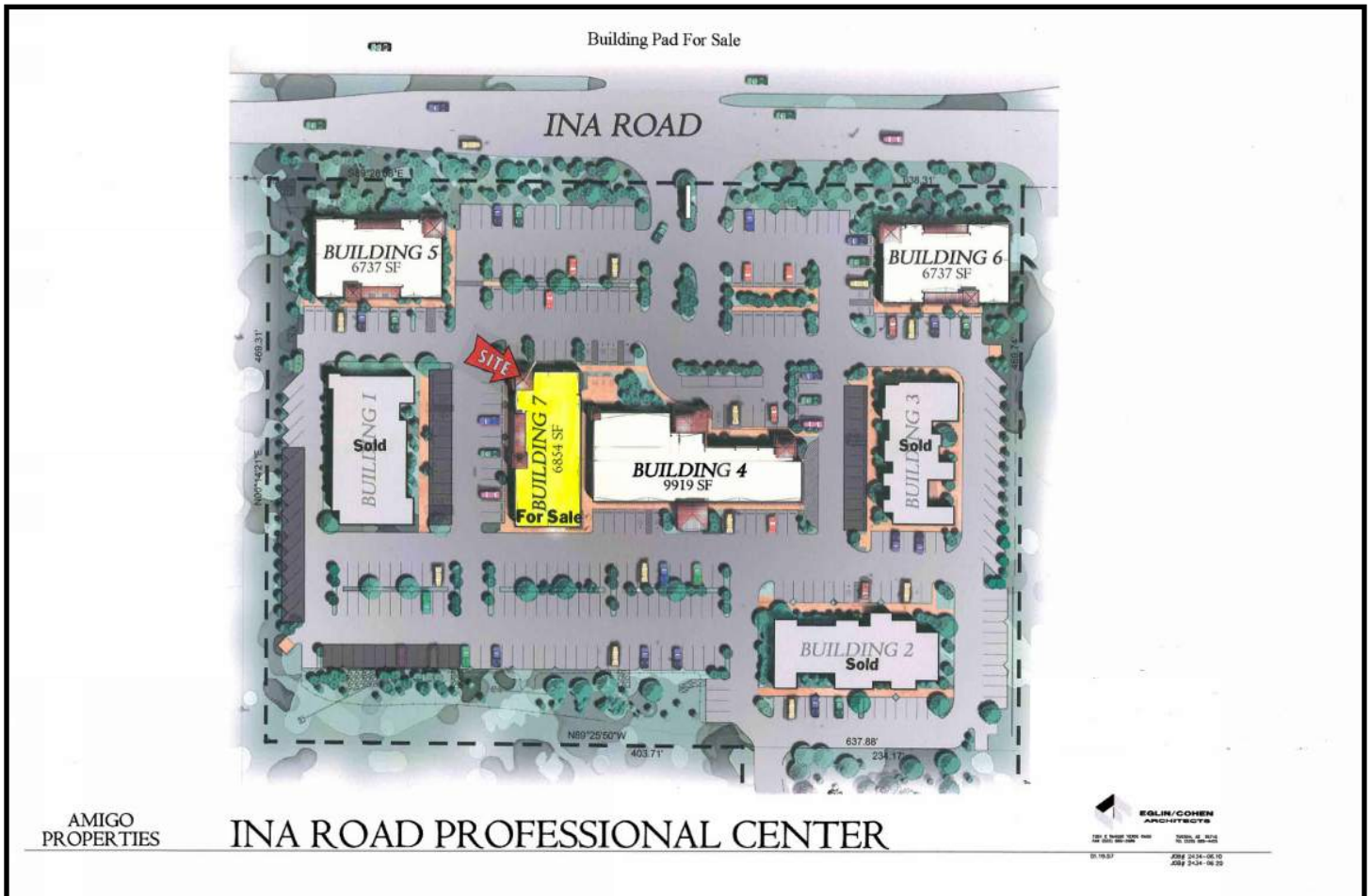
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1645 West Ina Road Tucson, Arizona



05/15/2024

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AMIGO PROPERTIES

INA ROAD PROFESSIONAL CENTER

EGLIN/COHEN ARCHITECTS
1201 N. ALBUQUERQUE BLVD. SUITE 100, TUCSON, AZ 85716
520.796.1111
05.16.23



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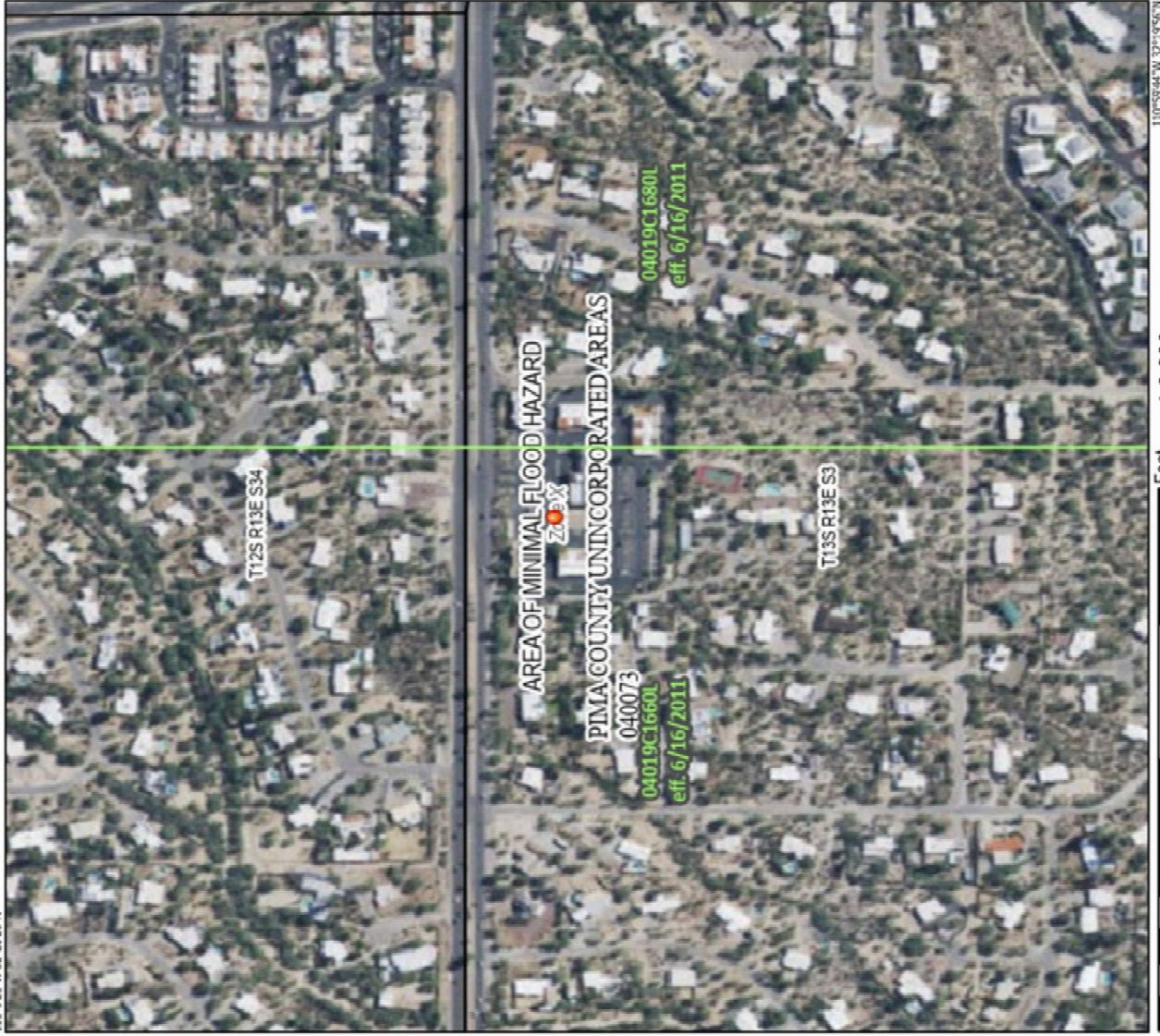
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National Flood Hazard Layer FIRMette



111°02'1"W 32°20'26"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE
- With BFE or Depth Zone AE, AH, AO, AV, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees. See Notes. Zone X
- Area with Flood Risk due to Levees Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMIRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/5/2025 at 7:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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**PLASTIC SURGERY/MEDSPA FACILITY
REFERENCE FLOOR PLAN**



LARSON PLASTIC SURGERY
1645 W INA RD
TUCSON, AZ 85704

DATE: 10/20/24
PKG. NO.: 37961
DWG. NO.: AS NOTED
SHEET

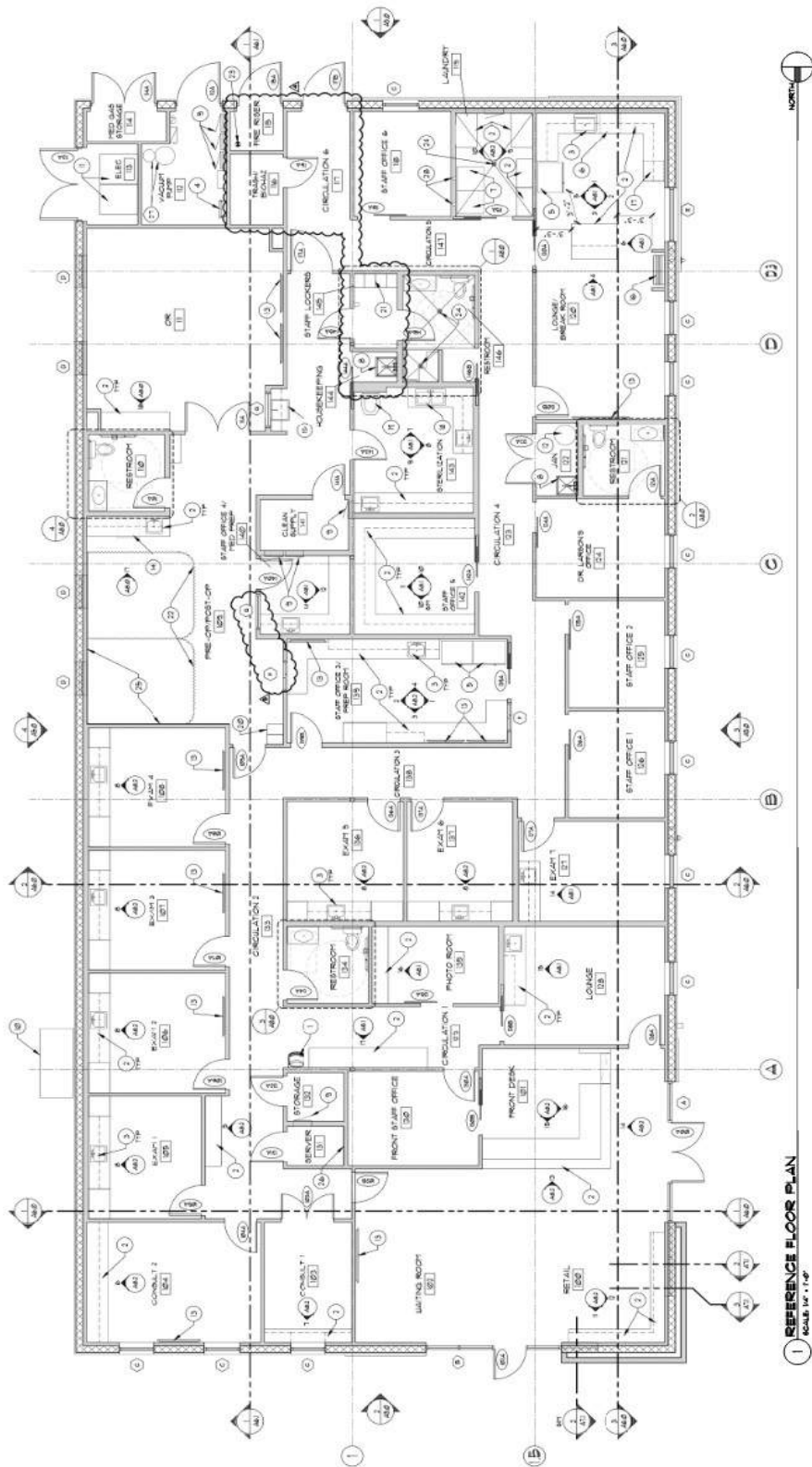
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FLOOR PLAN KEYNOTES

1. NEW BOTTLE FILLING STATION - SEE PLUMBING DRAWINGS.
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GENERAL NOTES

- A. FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
- B. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
- C. REFER TO SHEETS A400-1 THROUGH A400-10 FOR ALL WALL, FLOOR, AND CEILING FINISHES.
- D. REFER TO SHEETS A400-1 THROUGH A400-10 FOR ALL WALL, FLOOR, AND CEILING FINISHES.
- E. ALL FINISHES TO BE FURNISHED AND INSTALLED BY OWNER.



1 REFERENCE FLOOR PLAN
SCALE: 1/4" = 1'-0"



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AGENCY DISCLOSURE AND ELECTION (PURCHASER/TENANT)

Before a Seller, a Purchaser, or a Tenant enters a discussion with a broker or a broker's salesperson, the Purchaser/Tenant should understand what type of agency relationship or representation they have with the broker in the transaction. The Purchaser/Tenant should carefully read all agreements to ensure that the agreements adequately express their understanding of the transaction. The duties of the broker in a real estate transfer or lease with real property do not relieve a Purchaser from the responsibility to protect their own interest.

SECTION 1- DISCLOSURE

PURCHASER'S/TENANT'S BROKER

A Broker other than the Seller's Broker can agree with the Purchaser/Tenant to act as the Broker for the Purchaser/Tenant only. In these situations, the Purchaser's/Tenant's Broker is not representing the Seller, even if the Purchaser's/Tenant's Broker is receiving compensation for their services, either in full or in part, from the Seller or through the Seller's Broker.

A Purchaser's/Tenant's Broker has the following obligations to the Purchaser/Tenant whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Purchaser.

A Purchaser's/Tenant's Broker has the following obligations to both the Purchaser/Tenant and Seller during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing with all parties.

A duty to disclose all facts known to the Broker that materially and adversely affect the consideration to be paid for the business and the real property.

SELLER'S BROKER

A Broker under a listing agreement with the Seller acts as the Broker for the Seller only. A Seller's Broker has the following obligations:

A Seller's Broker has the following obligations to the Seller whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Seller.

A Seller's Broker has the following obligations to both the Seller and Purchaser/Tenant during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing.

A duty to disclose all facts known to the Broker which materially and adversely affect the consideration to be paid for the property.

Broker may show Seller's real property to prospective Purchasers/Tenants who inquire with Broker's firm and are not represented by another brokerage office; in this case, they shall be considered and treated as customers and NOT clients.

LIMITED DUAL REPRESENTATION (Broker Representing Both Seller and Purchaser/Tenant)

In the State of Arizona, a Broker, either acting directly or through one or more licensees within the same brokerage firm, can legally represent both the Seller and the Purchaser in a transaction, but only with the knowledge and consent of both the Seller and the Purchaser. The Broker who represents both the Purchaser/Tenant and the Seller during the course of an actual or contemplated transaction has the following obligations and limitations of the duties owed to BOTH the Purchaser/Tenant and the Seller:

The Broker will not, without written authorization, disclose to the other party whether the Seller will accept a price or terms other than stated in the listing or that the Purchaser/Tenant will accept a price or terms other than offered.

Disclosure of confidential information may be made only with written authorization. There may be conflicts in the duties of loyalty, obedience, disclosure, and confidentiality.

This does not relieve the Broker of the obligation to disclose all known facts which materially and adversely affect the consideration to be paid by any party.

The Broker shall exercise reasonable skill and care in the performance of the Broker's duties. The Broker shall be obligated at all times to deal honestly and fairly with all parties.

