


# AGENT DATA DETAIL REPORT - Not For Public Distribution - Internal Use Only

<b>MLS#:</b> 22321124	Commercial / Special Purpose	<b>Status:</b> Active	<b>List Price:</b> 1,650,000
	<b>SqFt +/- / Source:</b> 3,738 / Assessor	//	
	<b>Area:</b> Central	<b>Lot Acres:</b> 0.48	
	<b>Municipality/Zoning:</b> Tucson - C2	<b>Lot Dimensions:</b> 122.94 x 137.23 x 127.58 x 165	
	<b>County:</b> Pima	<b>Lot SF/Source:</b> 23,958 / Assessor	
	<b>Year/Taxes:</b> 2023 / 6,627.13	<b>Tax Code:</b> 131-13-2540	
	<b>Building SqFt:</b> 3,738	<b>Assessments:</b> 0	
	<b>List Price Sqft:</b> 441.41	<b>Fire Protection:</b> Included in Taxes	
<b>Year Built:</b> 1973	<a href="#">Pima County GIS</a>		
<b>Terms:</b> Cash; Submit			
<b>Cross Block:</b> -			
<b>Address:</b> 2530 S Wilmot Road, Tucson, AZ 85711			
<b>Directions:</b> On NW corner of Golf Links & Wilmot			
<b>Legal Description:</b> GOLF LINKS ADDITION AMENDED LOT 251			
<b>Expenses:</b> Gas/Electric: 10,675 Insurance: 1,978 Maintenance Supplies: 29,000 Taxes/Assessments: 6,627 Water/Sewer: 19,825 Other Expenses: 68,105	<b>Income</b> Gross Scheduled Rent: 287,000	<b>Water:</b> City <b>Sewer:</b> Connected <b>Property Disclosures:</b> Military Airport Vct; Unknown <b>Main Cooling:</b> None <b>Main Heating:</b> None <b>Construction:</b> Concrete Block <b>Analysis:</b> Exp/SqFt:	<b>Unit Information:</b> Other: Self Serve Car Wash <b>Apartment Unit Information:</b>
<b>Misc Deletes:</b>			
<b>Terms:</b> Cash; Submit		<b>Financing:</b>	
<b>Sold Info:</b>			
<b>Property Description:</b> Spectacular opportunity for great passive income when you purchase this truly exceptional car wash on hard corner lot featuring 1 automatic bay (almost new), 6 self-service bays, 6 vacuum stations, vending machine and additional income from a lease for the ice station. All bays have credit card readers and there are 2 good sized well organized equipment rooms. The 2022 ADOT Transportation Data study shows an average count of approximately 45,500 vehicles per day on Golf Links Rd and 15,000 VPD on Wilmot Rd. See the "Documents" tab. With the C2 zoning, there are many other potential commercial uses for this lot.			
<b>Short Sale:</b> No	<b>Co-Op Fee:</b> 3%	<b>DOM:</b> 0	
<b>Agent-Only Remarks:</b> Figures shown are actual for 2021 minus depreciation, self payment to owners and interest on loan.			
<b>Showing Instructions:</b> Show property but please do not disturb customers.			
<b>Occupant Name:</b>	<b>Occupied By:</b> Vacant	<b>Phone # to Show:</b>	<b>SAZMLS Lockbox:</b>
<b>Agency Info</b>		<b>Primary</b>	<b>Mobile</b> <b>Fax</b>
<b>LO:</b> Long Realty Company 52896 - Lic#:CO000192054		520-918-2400	<b>Email</b> <a href="mailto:cathye@longrealty.com">cathye@longrealty.com</a>
<b>LA:</b> Peter Deluca 9105 - Lic#:BR009133000		520-977-4770	<a href="mailto:PeterDeluca@RealtyTucson.com">PeterDeluca@RealtyTucson.com</a>
<b>Listing Date:</b> 09/29/2023	<b>Go Live Date:</b>	<b>Status Change Date:</b> 09/29/2023	

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