

# For Sale

**5728 East 22nd Street  
Tucson, Arizona 85711  
Zoned C-1 Auto Service Garage**



**Description:** Auto Service Shop. 5,267 square feet (County Assessor records). Approximately 1,558 square feet of office and showroom. Assessor shows a basement, however it was filled with concrete 35 years ago. Several in-ground lifts inside and outside. 5720 and 5728 share entrance to rear yards.

**Square footage:** 5,267 square feet (County Assessor records)

**Square Footage Land:** 14,800 square feet per Assessor Records.

**Price:** \$1,350,000.00

**Zoning:** C-1, City of Tucson

**Doors:** Two large double doors. One in front and one in rear.

**Year Built:** 1969 with upgrades completed in early 2,000.

**Floodplain Status:** Flood Zone X

**Tax Parcel Numbers:** 131-09-0100 Taxes: \$10,295.01

**Special Notes:** Property is for sale only. The property to the west, 5720 East 22nd may be included for a purchase price of \$650,000.00. Checking on agreement for sharing ingress and egress to rear yard.

Please do not disturb current tenant. Property is only shown during business hours through listing agents.

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

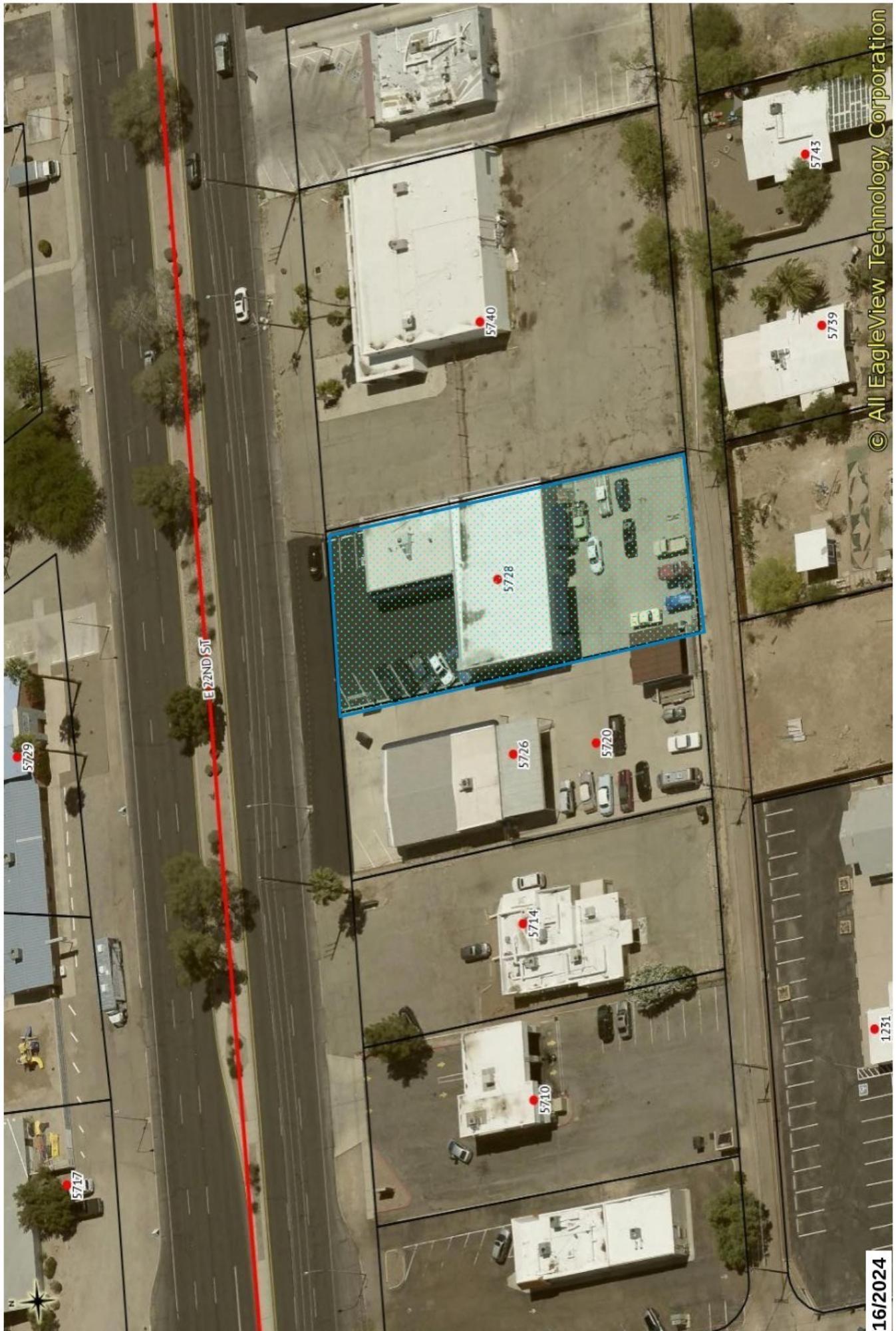


*It's simple. We get it done.*

3832 East Kleindale Tucson, Arizona 85716-1400 (US)  
(520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-0180 (Mobile)  
Licensed in the State of Arizona (BR011464000)  
[www.cotlow.com](http://www.cotlow.com) (Web Site) [cotlow@cotlow.com](mailto:cotlow@cotlow.com) (Email Address)

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ASSESSOR'S RECORD MAP  
DETAIL 1

SESSION 3 131-09 RECORD MAX C RAYCROFT ADDITION BLOCKS 001-010

3832 East Kleindale Road Tucson, Arizona 85716-144 (US)  
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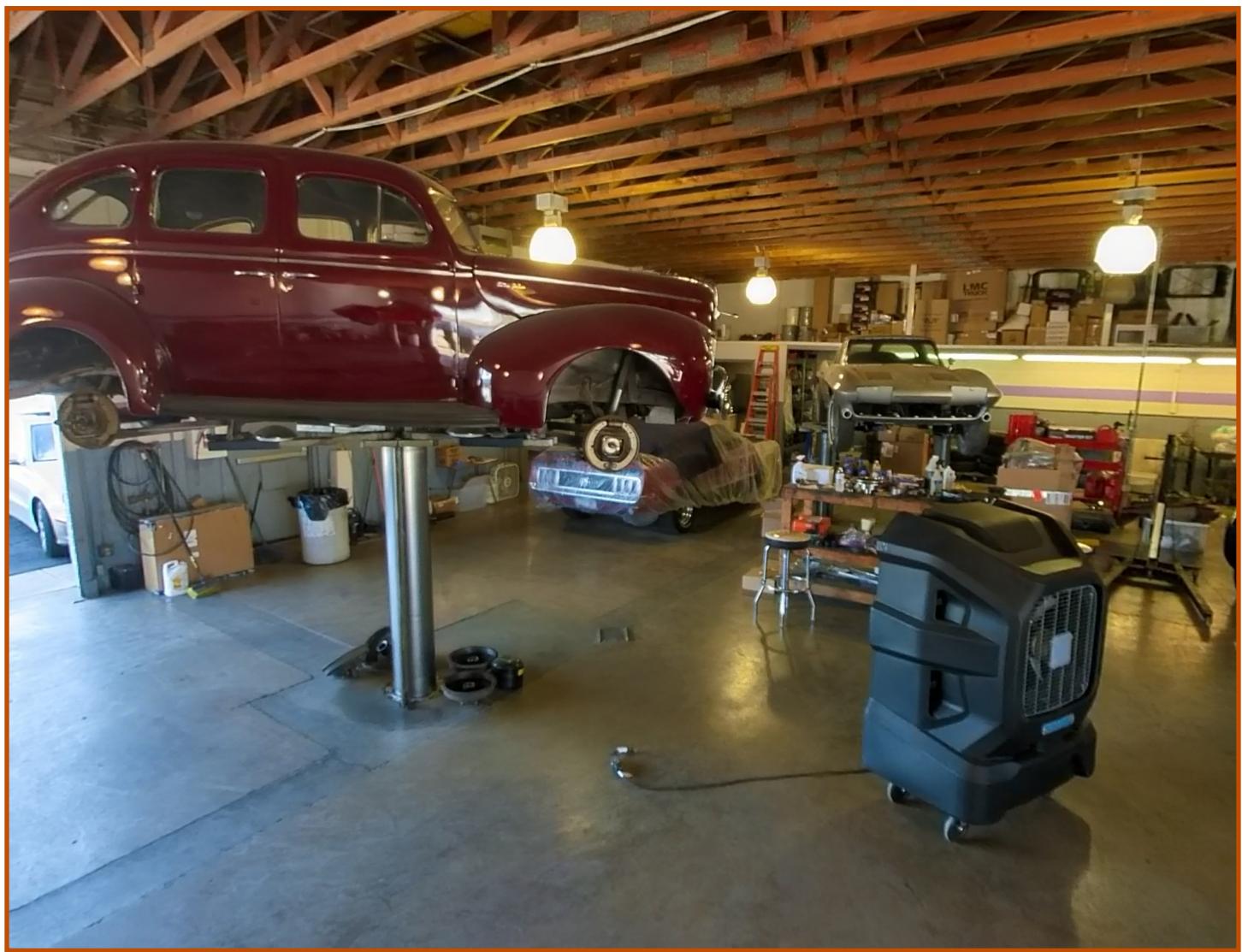
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## AGENCY DISCLOSURE AND ELECTION (PURCHASER/TENANT)

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

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#### 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 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.



## SECTION 2- ELECTION

PURCHASER'S/TENANT'S Election (complete this section if you are the Purchaser/Tenant)

The undersigned elects to have: (check any that apply)

<input type="checkbox"/>	Broker represents the Purchaser/Tenant only as the Purchaser's/Tenant's Broker (See Purchaser's Broker section above)
<input checked="" type="checkbox"/>	<b>Broker represents the Seller only as Seller's Broker (See Seller's Broker section above).</b>
<input type="checkbox"/>	Broker shall act as agent for both Purchaser/Tenant and Seller (See Limited Dual Representation section above).

DATED this Day of \_\_\_\_\_, 2024, 2024

Acknowledged:

Purchaser(s)/Tenant(s)

Name: \_\_\_\_\_

By: \_\_\_\_\_ Purchaser/Tenant \_\_\_\_\_ Name/Title \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Purchaser/Tenant \_\_\_\_\_ Name/Title \_\_\_\_\_ Date \_\_\_\_\_

Broker: Cotlow Company, an Arizona corporation

By: \_\_\_\_\_ President/Designated Broker \_\_\_\_\_ Date \_\_\_\_\_  
Dean P. Cotlow

**Fiercely independent,**  
*so there is never any agenda  
but yours.*

Our ability to think for ourselves, move by ourselves, and follow our own instincts gives us a sizable advantage when scouring the market and pursuing the right opportunities. Especially when our "instincts" have been honed through 30+ years of experience in all forms of real estate transactions.

We never rely on others to lead. We are never afraid to go our own way. Our thinking is intelligent. Innovative. Focused. We see what others don't. We find what others won't. We don't do things the way others do. And we'll never apologize for that.

It's the reason we will deliver exactly what we promise.

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COMPANY  
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