

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22521477		Property Type: Commercial/Retail		Status: Active		List Price: 1,050,000					
	Total SqFt	1,640	Area	Central							
	Source of SqFt	Assessor	Tax Code	131-04-416A							
	# Units	1	Tax Year/Taxes	2024 / 3,823.61							
	Multi-Tenant	No	Taxes For	Building & Land							
	Total Parking	50	Development Name								
	Lot Acres	1.76	Method of Title	Fee (Simple)							
	Year Built	1974	Range Min - Max	-							
	Address: 5075 E 29th Street, Tucson, AZ 85711 County: Pima Country: USA Pima County GIS Legal Description: Mayfair Terrace Blocks A & B Lots 17 & 18 Blk B Directions: South on Swan Rd to 2nd St. East to subject property.										
Total Parking	50	Construction	Concrete Block	Municipality/Zoning	Tucson - C2						
T/R/S		Const. Status	Existing	Fire Protection	Included in Taxes						
Lot Dimensions	180' x 260.5'	List \$/SqFt	640.24	FEMA Flood Ins Req	No						
Lot Acres	1.76	Lot Size \$/SqFt	22.39	Municipal Flood Req	No						
Lot Sq Ft	46,890	Road Type	Pavers	Ownership	Individual						
Lot Size Source	Assessor										
Income & Expenses <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> INCOME Gross Scheduled Rent Vacancy Loss Other Income Adjusted Gross Net Operating Income </td> <td style="width: 50%; vertical-align: top;"> EXPENSES Admin Expenses Capital Expenses Contract Services Gas/Electric Insurance Maintenance Supplies Management </td> <td style="width: 50%; vertical-align: top;"> EXPENSES Resident Manager Taxes/Assessments Water/Sewer Other Expenses CAM Fee/Mo Figures Presented </td> </tr> </table>								INCOME Gross Scheduled Rent Vacancy Loss Other Income Adjusted Gross Net Operating Income	EXPENSES Admin Expenses Capital Expenses Contract Services Gas/Electric Insurance Maintenance Supplies Management	EXPENSES Resident Manager Taxes/Assessments Water/Sewer Other Expenses CAM Fee/Mo Figures Presented	
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Apartment Unit Information # Units Studio 1 Bed 2Bed 3Bed Other											
Property Description 1,640 SF building with a 40'X 60'canopy for 3 service bays. 1.76 acres zoned C-2. This includes the business of RV sales, services and parts company known as Eastside RV Liquidators. It has been an established business for the past 10 years. Gross Revenue in 2024 was \$2,048,993, (SDE) Seller's Discretionary Earnings was \$268,324 (includes owner's salary). The business offers its customers high quality service and budget selection of used RV's. The business is valued at \$250,000. 2001 Dodge Ram, 2012 Toyota 5600 Forklift included with business. Billboard sign on property leased to Clear Channel for \$225/month. Financials available upon signing of Non-Disclosure Agreement.											
Agent Only Remarks											
Showing & Company Information <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Showing Instructions Call Listing Agent. Phone # to Show MLSSAZ Lockbox / None Occupied By Owner Gate Code No </td> <td style="width: 50%; vertical-align: top;"> Showing Service None Seller Name Seller Phone Occupant Name </td> </tr> </table>								Showing Instructions Call Listing Agent. Phone # to Show MLSSAZ Lockbox / None Occupied By Owner Gate Code No	Showing Service None Seller Name Seller Phone Occupant Name		
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List Agent 5448-Christopher J Tsighis Lic#:BR004127000 List Office 70202-Coldwell Banker Realty Lic#:LC627335024 Co-Agent 55793-Katie Gibbons Lic#:SA687717000 Co-Office 70202-Coldwell Banker Realty Lic#:LC627335024	<table style="width: 100%;"> <tr> <td style="width: 50%;">Primary</td> <td style="width: 50%;">Mobile</td> </tr> <tr> <td>520-275-4861</td> <td>520-275-4861</td> </tr> <tr> <td>520-906-0905</td> <td></td> </tr> <tr> <td>520-561-7568</td> <td></td> </tr> <tr> <td>520-906-0905</td> <td></td> </tr> </table>	Primary	Mobile	520-275-4861	520-275-4861	520-906-0905		520-561-7568		520-906-0905	
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E-mail chris.tsighis@azmoves.com sheila.dillon@azmoves.com Katie.Gibbons@azmoves.com sheila.dillon@azmoves.com											

MLS#: 22521477		Property Type:Commercial/Retail		Status: Active		List Price: 1,050,000	
Listing Information							
Terms		Cash; Conventional		Original Price		1,050,000	
Submit With Offer		Earnest Check		Contingent			
Property Disclosures				Listing Agreement Type:		Exclusive Right To Sell	
Special Conditions				Limited Service		No	
Offer by Owner				Days on Market		17	
Offer by Investor				Cumulative DOM		17	
Posession							
Listing Date		08/16/2025		Go Live Date:			
Contingent Date				Cancel Date			
Pending Date				Expiration Date		02/14/2026	
Sold Date				Fallthrough Date			
Temp Off Market Date				Off Market Date			
Status Change Date				08/15/2025			
Interior Features							
Property Features		A.D.A. Compliant: Unknown		Main Heating		Heat Pump	
Space Information				Main Cooling		Central Air	
Warehouse Storage				Water Heater			
Fenced Storage		Yes		Electric			
Green Features				Accessibility Options			
Exterior Features							
Fence		Wrought Iron		Property Features		A.D.A. Compliant: Unknown	
Roof		Built-Up		Security		Closed Circuit Camera(s)	
Landscape - Front				Water			
Landscape - Rear				Lot Features			
Road Type		Pavers		Gas		Natural	
Parking				Sewer		Connected	
Business Location		Free Standing Bldg					
Freeway/Highway		2.1 - 5 Mile					
Traffic Count		Unknown					
Comments							
Status Comments							
Selling Comments							

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Christopher J Tsighis on Tuesday, September 02, 2025 11:04 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.