

COMMERCIAL LAND AVAILABLE IN YUMA COUNTY

±4.71 ACRES, AVENUE B-YUMA, ARIZONA 85365

FOR SALE

SALE PRICE: \$1,641,340

ZONING: C-1



A.T. Pancrazi Real Estate Services, Inc.
350 W. 16th Street, Suite 332 Yuma, AZ 85364
Office: 928.782.0000
www.pancrazirealestate.com

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Pat Hodges, Agriculture Specialist
c. 928.920.7118
o. 928.782.0000
pat@pancrazi.com

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.

Parcel on Avenue B
APN: 664-04-032
Estimated Taxes: \$133.44
(subject to change)
Lot Area: ±4.71 acres

8TH STREET

THIN LINES SHOW NEARBY
WATER AND SEWER
INFRASTRUCTURE

SUBJECT PROPERTY

AVENUE B



Actively farmed today, this property benefits from C-1 commercial zoning



Located in Yuma County, a region recognized for its strong agricultural base



Irrigation - Yuma County Water Users' Association



City water and sewer available on Avenue B

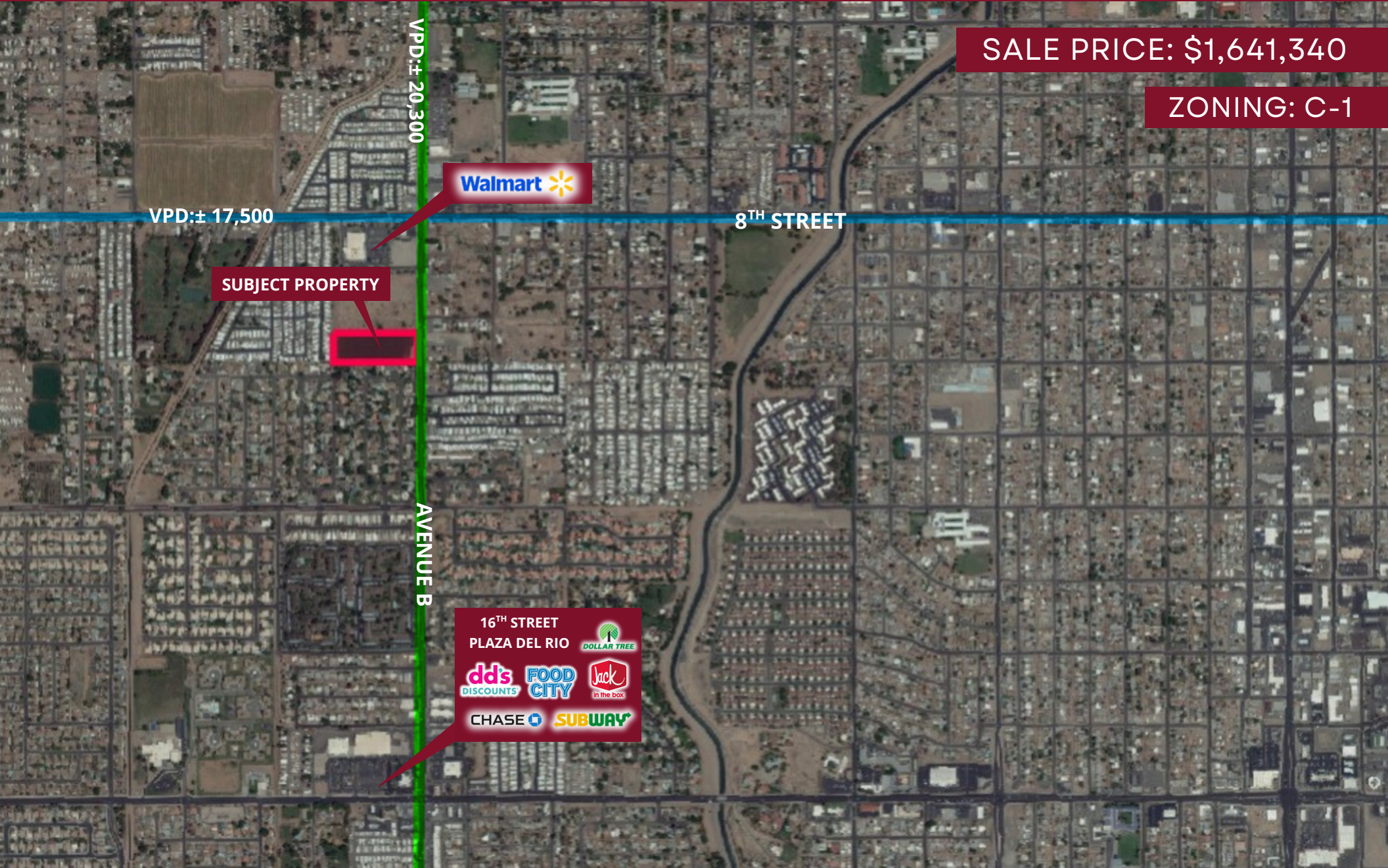
COMMERCIAL LAND FOR SALE

±4.71 ACRES, AVENUE B-YUMA, ARIZONA 85365

FOR SALE

SALE PRICE: \$1,641,340

ZONING: C-1



PAT HODGES | 928.920.7118

FOR SALE: COMMERCIAL LAND ON AVENUE B | YUMA, AZ

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.