



\$465,000

1233 S 9TH AVE, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Location Location! Turn key Duplex property near Downtown and I-10. Charming updated 1930s main house 1508sf 4bed 2bath (Vacant) AND 763sf 2bed 1bath (Occupied) casita both with indoor laundry. Separately metered including 2 water meters and fully autonomous with mountain views, private parking complete with walled in with nice sized yards. Bonus storage unit on [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: 148x58x149x58

Attached/Detached: Detached

Type: 2 Plex

Year built: 1935

List Price/SqFt: 204.76

List Number Main: 22321977

Municipality/Zoning: Tucson - R3

View: None

Description

Legal Description: Southern Heights Lot 1 Blk 2

Rooms

Sauna Level: TUSD

Kitchen Features: Countertops: formica

Kitchen Features: Appliance Color: White

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Other: Great Room

Kitchen Features: Pantry: Cabinet

Laundry: Other: area

Dining Room: Great Room

Bathroom Features: Countertops/Hall: marble lite, marble lite

Building Details

Lot Features: Adjacent to Alley,Corner Lot,East/West Exposure

Floor Covering: Other: painted concrete

Style: Bungalow

Construction Status: Existing

Roof: Built-up, Shingle

Construction: Frame - Stucco,Masonry Stucco,Mud Adobe

Fence: Block,Chain Link,Wood



Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Special Listing Conditions: None

Subdivision Name: Southern Heights Addition

Unit 2 Details: Rent: 1200

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Double Sink, Gas Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 118-22-0030

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 3840.00

Income: Total Expenses: \$4,434

Analysis: Gross Rent Multi: 13.45

Analysis: Exp/SqFt: 1.95 sq ft

UnBranded Virtual Tour: [Tenant, Single](#)

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Shrubs, Trees

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel, Desert Plantings, Shrubs

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 24

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 38400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.48, 13.45

Analysis: Vacancy Rate %: 10.00

Analysis: Exp % of Gross: 12.83

Listing Office

Listing Office ShortId: 5066

Listing Office Phone: (520) 237-6133

Listing Office Url:
<http://www.pandakey.com>

ListingOfficeName: Panda Key Realty

Listing Office Address: 3849 E Broadway Blvd, #290, Tucson, AZ 85716

Listing Member Phone: (520) 237-6133, 13774



Units Information

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 4
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1508
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 763
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector,Split Plan
Sewer: Connected
Neighborhood Feature: Paved Street,Sidewalks,Street Lights
Main Heating: Gas Pac
Pool: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 4

Exterior Features: Shed
Accessibility Features: None
Main Cooling: Ceiling Fan(s),Central Air
Patio/Deck: Covered,Slab
RV Parking: Space Available
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Tucson
Elementary School: Ochoa

Middle School: Drachman

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$1,920

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,000

Expenses: Maintenance Supplies: \$450

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$514

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$550

Expenses: Gas/Electric: \$0

Taxes: \$541.19

