



**\$499,000**

## **1240 E ELM ST, TUCSON, AZ 85719, USA**

<https://rehomes.us>

PRIME LOCATION INVESTMENT OPPORTUNITY just minutes from the University of Arizona campus off Mountain Ave and Speedway Blvd. This duplex features two distinct units. The front unit, a charming 1954 bungalow, 1 bedroom, 1 bath 585 sqft is completely UPDATED INSIDE & OUT, including NEW PLUMBING, UPDATED ELECTRICAL, NEW ROOF, NEW DURABLE FLOORING, REDESIGNED KITCHEN, [...]

- 2 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 349.20

**List Number Main:** 22418076

**Municipality/Zoning:** Tucson - R2

**View:** Residential

**Type:** 2 Plex

**Year built:** 1994

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 42'x151'x43'x151'

**Attached/Detached:** Detached

Description

**Legal Description:** University Home E30' of L 15 & W10' of L 16 Blk 21

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining in LR/GR,Eat-In Kitchen

**Extra Room:** None

**Breakfast:** None

**Dining Room:** Area

Building Details

**Lot Features:** Adjacent to Alley

**Roof:** Shingle

**Construction:** Frame - Stucco,Slump Block

**Fence:** Chain Link,Wood

**Floor covering:** Ceramic Tile

**Floor Covering: Other:** Laminate

**Style:** Bungalow,Contemporary

**Construction Status:** Existing

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:** University Home Addition

**Landscape - Front: Other:** Decorative Gravel,Low Care,Trees

**Direction:** E

**Horse Facilities:** No

**Security: Other:** Wrought Iron Se Door

**Driveway: Paved:** Double Sink,Electric Range,Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 6

**Attribution Contact:** TheWoodwards@LongRealty.com

**Tax Code:** 123-15-3060

**Property Disclosures:** Insurance Claims History Report,Lead Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

**UnBranded Virtual Tour:**  
[Owner, Single](#)

**Ownership:** Investor

**Co-op Fee:** \$3

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad,To Property Line

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.00

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## Listing Office

**Listing Office ShortId:** 16706

**Listing Office Phone:** (520) 299-2201

**Listing Office Url:**  
<http://www.LongRealty.com>

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr  
No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 918-4844,  
31978



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## Units Information

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

**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 585  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 844  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport

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## Amenities & Features

**Interior Features:** Dual Pane Windows, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Main Heating: Other:** Mini-Split x2  
**Laundry:** Dryer Included,Laundry Room,Storage,Washer Included  
**Main Heating:** Electric,Forced Air  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** None  
**Accessibility Features:** None  
**Main Cooling: Other:** Mini Split x 2  
**Assoc Amenities:** None  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered,Patio,Paver  
**RV Parking:** Space Available  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 6

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Blenman

**Middle School:** Doolen

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## Fees and Taxes



**Tax Year:** 2023

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$0

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$0

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$2,952.68

