



\$560,000

1236 W CONGRESS ST, TUCSON, AZ 85745, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Downtown Tucson Living! This fully furnished main house/guest house is perfectly situated on a corner parcel just west of the highly sought after Downtown Tucson district. The vibrant area is boasting with culinary hotspots and shopping, along with the Tucson Streetcar all within walking distance. With these highlights, as well as convenient access to I-10...you're [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: 58x144x57x143

Attached/Detached: Detached

Type: 2 Plex

Year built: 1961

List Price/SqFt: 258.90

List Number Main: 22319747

Municipality/Zoning: Tucson - R2

View: Residential,Sunset

Description

Legal Description: Menlo Park Annex Amended Lot 2 Blk 1

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Dining in LR/GR

Extra Room: Storage

Kitchen Features: **Countertops:** Quartz

Breakfast: Area

Dining Room: Area

Bathroom Features: **Countertops/Hall:** Quartz, Quartz

Building Details

Lot Features: Adjacent to Alley,Corner Lot,North/South Exposure

Roof: Built-up, Built-Up - Reflect, Shingle

Style: Contemporary,Southwestern

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Concrete Block,Frame - Stucco,Stucco Finish

Fence: Block,Wood,Wrought Iron

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: Menlo Park, Menlo Park Annex & South Menlo Park Amended

Unit 2 Details: Rent: 2100

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Double Sink, Freezer, Garbage Disposal, Gas Range, Refrigerator, Reverse Osmosis

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 116-21-1040

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

Road Maintenance: County

Terms: Cash, Conventional, FHA Loan, Submit, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 9.72

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other:
Decorative Gravel, Desert Plantings, Low Care, Shrubs, Trees

Direction: W

Horse Facilities: No

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

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 14

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Pre-Wired Tele Lines

Income: Gross Scheduled Rent:
57600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 10.29, 9.72

Analysis: Vacancy Rate %: 0.00

Listing Office

Listing Office ShortId: 51535

Listing Office Phone: (520) 906-0769

Listing Member Phone: (520) 609-2348,
52838

ListingOfficeName: Realty One Group Integrity

Listing Office Address: 7445 N Oracle Rd No. 201,
Tucson, AZ 85704



Units Information

Unit 1 Details: Rent: 2700
Unit 1 Information: Furnished: Yes
Unit 1 Details: SqFt: 1428
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 816
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: Yes
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Skylights,Split Bedroom Plan,Storage,Water Softener, Yes
Sewer: Connected
Neighborhood Feature: Historic,Sidewalks,Street Lights
Assoc Amenities: None
Green Features: Dual-Flush Toilets,Energy Star Appliance
Main Heating: Forced Air,Natural Gas
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Laundry: Dryer Included,Laundry Closet,Washer Included
Main Cooling: Central Air
Patio/Deck: Covered,Patio,Slab
Security: Window Bars
Water: City Water
Window Covering: Stay
Total Parking: 3

Nearby Schools

High School: Cholla
Elementary School: Maxwell K-8
Middle School: Safford K-8 Magnet



Fees and Taxes

Tax Year: 2022

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: \$1,905.62

