



\$675,000

- 4 Plex
- Multifamily
- Active

128 N HOFF AVE, TUCSON, AZ 85705, USA

<https://rehomes.us>

Rare opportunity to buy a 4-Plex in prime Downtown Tucson neighborhood w/ 5 off street parking spaces & easy walk to Historic 4th Avenue & Univ. of Arizona. All 4 units are vacant giving new owner a clean slate for all types of rental income possibilities. #1 is 2 bed, 1 bath, #2 is 1 [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 250.65

List Number Main: 22408797

Municipality/Zoning: Tucson - C3

View: City,Mountain(s)

Type: 4 Plex

Year built: 1963

County: Pima

Lot Acres: 0.09 acres

Lot Dimensions: 43' X 89

Attached/Detached: Attached





Description

Legal Description: From Parcel:001010010 /Tucson Hoffs Resub Of Blk 85 Lot 20



Rooms

Sauna Level: TUSD	Kitchen Features: Appliance Color: White
Breakfast: Area	Dining Areas: Breakfast Nook
Dining Room: Area	Extra Room: Storage
Kitchen Features: electric	



Building Details

Lot Features: East/West Exposure,Subdivided	Floor covering: Carpet, Ceramic Tile, Concrete
Roof: Built-up, Shingle	Construction: Concrete Block,Masonry Stucco
Style: Modern	Fence: Block,Chain Link,Wood
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: Tucson Hoffs Resub Of Blk 85

Unit 2 Details: Rent: 1300

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher,Electric Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 12

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 70800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.66, 9.53

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 17.43

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 117-06-3050

Property Disclosures: Lead Based Paint,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$12,342.31

Analysis: Gross Rent Multi: 9.53

Analysis: Exp/SqFt: 4.58 sq ft

Listing Office

Listing Office ShortId: 2866

Listing Office Phone: (520) 544-2335

Listing Member Phone: (520) 982-7180, 22611

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 1650 E River Rd., Suite 202, Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 1500	Unit 1 Information: Floor: Basement
Unit 1 Information: Furnished: Yes	Unit 1 Information: Occupancy: No
Unit 1 Details: SqFt: 882	Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 1	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 418	Unit 2 Information: Furnished: Yes
Unit 2 Information: Stories: Two	Unit 2 Information: Floor: No, 2nd
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 1300
Unit 3 Details: SqFt: 459	Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Stories: Two	Unit 3 Information: Floor: 2nd
Unit 3 Information: Occupancy: No	Unit 3 Information: Furnished: Yes
Unit 4 Details: Rent: 1800	Unit 4 Details: SqFt: 459
Unit 4 Details: # Full Baths: 1, 1	Unit 4 Details: # Bedrooms: 1
Unit 4 Information: Occupancy: No	Unit 4 Information: Stories: Two
Unit 4 Information: Floor: 2nd	Unit 4 Information: Furnished: Yes
Unit 4 Information: Parking: On Property	

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector,Vaulted Ceilings,Walk In Closets	Exterior Features: Shed
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Basketball Court,Street Lights	Laundry: Dryer Included,Laundry Room,Washer Included
Main Cooling: Central Air,Wall Unit(s)	Main Heating: Wall
Patio/Deck: Covered,Patio	Pool: None
RV Parking: Space Available	Security: Cameras,Security Lights
Spa: None	Water: City Water
Water Heater: Electric	Window Covering: Stay
Gas: None	Total Parking: 5



Nearby Schools

High School: Tucson
Elementary School: Roskruge

Middle School: Mansfeld

Fees and Taxes

Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$3,742.31
Expenses: Management: \$0	Expenses: Water/Sewer: \$1,800
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$2,000	Expenses: Gas/Electric: \$4,800
Expenses: Maintenance Supplies: \$0	Taxes: \$3,742.31

