



**\$569,000**

## **130 E NAVAJO RD, TUCSON, AZ 85705, USA**

<https://rehomes.us>

FANTASTIC INVESTMENT OPPORTUNITY! Well-kept triplex located in a prime rental location. LARGE .70-acre lot with 3 separate units: UNIT 1 IS A 3-BEDROOM, UNIT 2 IS A STUDIO, UNIT 3 IS A 2-BEDROOM. Nicely landscaped and homes are set back on the lot away from the street for more privacy. Offers covered patios and carports. [...]

- 3 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 121

**County:** Pima

**Lot Acres:** 0.70 acres

**Lot Dimensions:** 121x251x122x251

**Attached/Detached:** Attached

**Type:** 3 Plex

**Year built:** 1952

**List Price/SqFt:** 226.51

**List Number Main:** 22304424

**Municipality/Zoning:** Pima County - R3

**View:** Mountain(s),Residential

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## Description

**Legal Description:** Sawtelle Place Lot 9 Blk 4

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## Rooms

**Sauna Level:** Amphitheater

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

**Extra Room:** Arizona Room,Bonus Room,Storage

**Breakfast:** Area

**Dining Room:** Area

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## Building Details

**Lot Features:** North/South Exposure

**Roof:** Built-up, Shingle

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Brick,Concrete Block

**Fence:** None

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## 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:** Sawtelle Place

**Unit 2 Details: Rent:** 900

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gas Range

**Home Protection: Offered:** No

**Fema Flood Zone:** TBD

**Section:** 25

**Attribution Contact:** (520)449-0982

**Tax Code:** 106-03-0630

**Property Disclosures:** Lead Based Paint

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 0.00

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

**Analysis: Gross Rent Multi:** 16.93

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

**Ownership:** Investor

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

**Landscape - Front: Other:** Desert Plantings,Low Care,Trees

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Low Care,Trees

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Cable TV,High Speed Internet

**Income: Gross Scheduled Rent:** 33600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.91, 16.93

**Analysis: Vacancy Rate %:** 0.00

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## Listing Office

**Listing Office ShortId:** 702

**Listing Office Phone:** (520) 745-4545

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

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 5460 E. Broadway  
#350, Tucson, AZ 85711

**Listing Member Phone:** (520) 449-0982, 52001

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## Units Information



**Unit 1 Details: Rent:** 1500

**Unit 1 Information: Furnished:** No

**Unit 1 Details: SqFt:** 1250

**Unit 1 Details: # Full Baths:** 2

**Unit 2 Details: # Bedrooms:** 1

**Unit 2 Details: SqFt:** 528

**Unit 2 Information: Stories:** Single

**Unit 2 Information: Parking:** Carport, On Property

**Unit 3 Details: SqFt:** 734

**Unit 3 Information: Stories:** Single

**Unit 3 Information: Furnished:** No

**Unit 1 Information: Floor:** 1st

**Unit 1 Information: Occupancy:** Yes

**Unit 1 Details: # Bedrooms:** 3

**Unit 1 Information: Parking:** Single

**Unit 2 Details: # Full Baths:** 1

**Unit 2 Information: Furnished:** No

**Unit 2 Information: Floor:** Yes, 1st

**Unit 3 Information: Monthly Rent:** 1100

**Unit 3 Details: # Bedrooms:** 2

**Unit 3 Information: Occupancy:** Yes

**Unit 4 Details: # Full Baths:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Smoke Detector,Storage

**Sewer:** Connected

**Neighborhood Feature:** Street Lights

**Main Cooling:** Ceiling Fan(s),Evaporative Cooling

**Patio/Deck:** Covered,Patio

**RV Parking:** Space Available

**Spa:** None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Shed

**Accessibility Features:** None

**Laundry:** Laundry Room

**Main Heating:** Wall

**Pool:** None

**Security:** None

**Water:** City Water

**Window Covering:** Some

**Total Parking:** 6

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## Nearby Schools

**High School:** Amphitheater

**Elementary School:** Prince

**Middle School:** Amphitheater

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## 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:** \$1,885.60

