



\$354,900

1328 W NIAGARA ST, TUCSON, AZ 85745, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Here is a great chance to own a rent-ready duplex located in West Tucson. One unit is a 2 bed 1 bath and the other is a 3 bed 2 bath. Both units are easy to maintain with tile flooring, have excellent kitchens and bathrooms, and spacious bedrooms. Conveniently located near many shops, restaurants, and [...]

Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 45x147

Attached/Detached: Detached

Type: 2 Plex

Year built: 1943

List Price/SqFt: 170.30

List Number Main: 22404608

Municipality/Zoning: Tucson - R2

View: City

Description

Legal Description: EL RIO PARK LOT 19 BLK 10

Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: None

Dining Room: Area

Building Details

Lot Features: Subdivided

Roof: Built-up

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Frame - Stucco

Fence: Chain Link

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: El Rio Park

Unit 2 Details: Rent: 1295

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Garbage Disposal, Gas Range, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 116-12-2220

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

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 1344.00

Income: Total Expenses: \$6,842.71

Analysis: Gross Rent Multi: 13.90

Analysis: Exp/SqFt: 3.28 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 11

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 26880.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.27, 13.90

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 26.80

Listing Office

Listing Office ShortId: 478309

Listing Office Phone: (520) 414-4313

Listing Member Phone: (520)
306-6000, 38748

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 2030 E Broadway Blvd Ste 22, Tucson, AZ 85719



Units Information

Unit 1 Details: Rent: 945
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 884
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1200
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

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

Amenities & Features

Interior Features: Ceiling Fan(s), No
Sewer: Connected
Neighborhood Feature: None
Laundry: Dryer Included,Laundry Room,Washer Included
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: N/A
Main Cooling: Central Air
Patio/Deck: Patio
Security: None
Water: Active Water Mgmt
Window Covering: Some
Total Parking: 4

Nearby Schools

High School: Tucson
Elementary School: Manzo

Middle School: Mansfeld

Fees and Taxes



Tax Year: 2023		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,754.71
Expenses: Management: \$2,688		Expenses: Water/Sewer: \$1,400
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,000		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$1,754.71

