



\$470,000

**1440 S CHERRY AVE, TUCSON, AZ 85713,
USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This brand-new duplex features a 3 Bedrooms and 2 Bathrooms in each unit, making it perfect for either investment or living in one unit and renting out the other one. It is perfectly Located less than 3 miles to U of A and 2 miles to downtown, come see it before it is too late. [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.15 acres

Lot Dimensions: 44 X 153

Attached/Detached: Attached

Type: 2 Plex

Year built: 2024

List Price/SqFt: 217.59

List Number Main: 22406986

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: ALTADENA HEIGHTS LOT 7 BLK 20

Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area

Building Details

Lot Features: Subdivided

Roof: Tile

Style: Southwestern

Construction Status: New Construction

Floor covering: Ceramic Tile

Construction: Frame - Stucco

Fence: None

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: N/A

Unit 2 Details: Rent: 1850

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Electric Range

Home Protection: Offered: No

Fema Flood Zone: TBD

Section: 19

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 44400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 9.45, 10.59

Analysis: Vacancy Rate %: 0.00

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 129-08-0560

Property Disclosures: Military Airport Vct, Public Airport Vcty

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 10.59

Listing Office

Listing Office ShortId: 2866

Listing Office Phone: (520) 544-2335

Listing Member Phone: (520) 979-2267, 32992

ListingOfficeName: Tierra Antigua Realty

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

Units Information



Unit 1 Details: Rent: 1850
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1080
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1080
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: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Dual Pane Windows
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
Main Heating: Heat Pump
Pool: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 6

Exterior Features: None
Accessibility Features: None
Assoc Amenities: None
Main Cooling: Central Air
Patio/Deck: None
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: Natural

Nearby Schools

High School: Tucson
Elementary School: Borton

Middle School: Safford K-8 Magnet

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: \$385.04

