

1455 E LIMBERLOST DR, TUCSON, AZ 85719, USA

<https://rehomes.us>

Adobe duplex built in 1963, located on .91 acre lot. Two 2 bedroom 2 full bath units, 1184 sqft each. Large walk-in closets. Covered back patio, carport and shed with laundry. Split the lot and build up to 8 more units.

\$720,000

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 304.05

List Number Main: 22322637

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Type: 2 Plex

Year built: 1963

County: Pima

Lot Acres: 0.91 acres

Lot Dimensions: 131 x 293 x 129 x 291

Attached/Detached: Attached





Description

Legal Description: E132' OF W264 OF S2 SE 4 NW4 Se4. 91 AC P77-19-13-14



Rooms

Sauna Level: Amphitheater
Dining Areas: Dining in LR/GR
Extra Room: Storage

Breakfast: None
Dining Room: Area



Building Details

Lot Features: North/South Exposure
Roof: Built-Up - Reflect
Construction: Burnt Adobe
Fence: Block

Floor covering: Concrete
Fence: **Other:** Adobe
Style: Ranch
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: Unsubdivided

Unit 2 Details: Rent: 1500

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Nook,Dishwasher,Double Sink,Electric Range,Garbage Disposal,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 19

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 36000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.70, 20.00

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 6.06

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 108-21-0240

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,180

Analysis: Gross Rent Multi: 20.00

Analysis: Exp/SqFt: 0.92 sq ft

Listing Office

Listing Office ShortId: 52896

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 918-5155,
3987

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite
120, Tucson, AZ 85718

Units Information



Unit 1 Details: Rent: 1500
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1184
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 1184
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
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: No
Sewer: Connected
Neighborhood Feature: Paved Street
Main Heating: Other: Forced Air - Gas
Assoc Amenities: None
Patio/Deck: Patio
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 6

Exterior Features: None
Accessibility Features: None
Main Cooling: Other: AC Central
RV Parking: Other: None
Laundry: Storage
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Amphitheater
Elementary School: Rio Vista

Middle School: Amphitheater

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: \$2,060

Expenses: Water/Sewer: \$120

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,060

