



\$430,000

- 3 Plex
- Multifamily
- Active

1506 N 9TH AVE, TUCSON, AZ 85705, USA

<https://rehomes.us>

Discover this stunningly renovated triplex, nestled in the heart of Central Tucson on a spacious double lot, offering the perfect blend of opportunity and convenience. A stone's throw away from downtown Tucson, the University of Arizona, and Pima Community College, this property is a gem for renters. Occupying an R2 zoned double lot, it presents [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 210.78

List Number Main: 22403969

Municipality/Zoning: Tucson - R2

View: Mountain(s),Residential

Type: 3 Plex

Year built: 1947

County: Pima

Lot Acres: 0.31 acres

Lot Dimensions: 150' x 90' x149' x 88'

Attached/Detached: Attached





Description

Legal Description: Bronx Park Lots 15 & 16 Blk 51



Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Laminate
Kitchen Features: Appliance Color: Stainless	Breakfast: Area
Dining Areas: Dining in LR/GR,Eat-In Kitchen	Dining Room: Area
Extra Room: None	



Building Details

Lot Features: Corner Lot,East/West Exposure,North/South Exposure	Floor covering: Carpet, Ceramic Tile
Roof: Shingle	Floor Covering: Other: Laminate
Construction: Frame - Stucco	Style: Bungalow,Ranch
Fence: None	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: Bronx Park

Unit 2 Details: Rent: 950

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Double Sink, Gas Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 115-07-203A

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 1830.00

Income: Total Expenses: \$7,208.42

Analysis: Gross Rent Multi: 12.37

Analysis: Exp/SqFt: 3.53 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel, Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 28

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 36600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.41, 12.37

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 20.73

Listing Office

Listing Office ShortId: 52964

Listing Office Phone: (888) 897-7821

Listing Office Url:
<http://https://www.exprealty.com>

ListingOfficeName: eXp Realty

Listing Office Address: One South Church Ave, # 12, Tucson, AZ 85701

Listing Member Phone: (520) 729-2546, 37890



Units Information

- Unit 1 Details: Rent:** 950
- Unit 1 Information: Furnished:** No
- Unit 1 Details: SqFt:** 600
- Unit 1 Details: # Full Baths:** 1
- Unit 1 Information: Parking:** Single
- Unit 2 Details: # Full Baths:** 1
- Unit 2 Details: SqFt:** 600
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** On Property, On Property
- Unit 3 Details: SqFt:** 840
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Occupancy:** No
- Unit 4 Details: # Full Baths:** 1
- Unit 1 Information: Floor:** 1st
- Unit 1 Information: Occupancy:** No
- Unit 1 Details: # Bedrooms:** 1
- Unit 1 Details: # Half Baths:** 1
- Unit 2 Details: # Bedrooms:** 1
- Unit 2 Details: # Half Baths:** 1
- Unit 2 Information: Furnished:** No
- Unit 2 Information: Floor:** No, 1st
- Unit 3 Information: Monthly Rent:** 1150
- Unit 3 Details: # Bedrooms:** 2
- Unit 3 Information: Floor:** 1st
- Unit 3 Information: Furnished:** No

Amenities & Features

- Interior Features:** Dual Pane Windows,Smoke Detector
- Sewer:** Connected
- Neighborhood Feature:** None
- Laundry:** In Kitchen,Laundry Closet
- Main Heating:** Natural Gas
- Pool:** None
- Security:** None
- Water:** City Water
- Window Covering:** Stay
- Total Parking:** 8
- Exterior Features:** Dog Run
- Accessibility Features:** None
- RV Parking: Other:** RV
- Main Cooling:** Ceiling Fan(s),Evaporative Cooling
- Patio/Deck:** None
- RV Parking:** Space Available
- Spa:** None
- Water Heater:** Natural Gas
- Gas:** Natural



Nearby Schools

High School: Tucson

Middle School: Doolen

Elementary School: Cragin

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$2,928

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,790

Expenses: Maintenance Supplies: \$1,000

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,490.42

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$3,611.82

