



**\$525,000**

## **1532 W WETMORE RD, TUCSON, AZ 85705, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Two houses, MU zoning. The front home is 3/2 & the back house is 2/1. The front home is updated & has a beautiful beehive fireplace in the living room & updated kitchen, etc. Live in one, rent out the other. Use both for a family compound or a family business OR both!! Plenty of [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 233.33

**List Number Main:** 22318400

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

**View:** None

**Type:** 2 Plex

**Year built:** 1947

**County:** Pima

**Lot Acres:** 0.67 acres

**Lot Dimensions:** irr

**Attached/Detached:** Detached





# Description

**Legal Description:** E127.5' W400' S471' SE4 NE4 EXC N120' & EXC S90.07' .68 AC FW .68 AC SEC 22-13-13



# Rooms

**Sauna Level:** Flowing Wells

**Dining Areas:** Breakfast Bar,Breakfast Nook,Dining in LR/GR

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** Area



# Building Details

**Lot Features:** North/South Exposure

**Roof:** Built-Up - Reflect

**Style:** Ranch

**Construction: Siding:** No

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco,Slump Block

**Fence:** Chain Link

**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:** 1700

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Bar,Gas Range,Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 104-03-218A

**Property Disclosures:** Lead Based Paint,Unknown

**Road Maintenance:** County

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 3.00

**Income: Total Expenses:** \$365

**Analysis: Gross Rent Multi:** 125.09

**Analysis: Exp/SqFt:** 0.16 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Decorative Gravel,Low Care

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Trees

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** High Speed Internet,Telephone

**Income: Gross Scheduled Rent:** 4200.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.73, 125.09

**Analysis: Vacancy Rate %:** 0.07

**Analysis: Exp % of Gross:** 8.70

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## Listing Office

**Listing Office ShortId:** 51543

**Listing Office Phone:** (520) 867-4600

**Listing Office Url:** [selectarizona.com](http://selectarizona.com)

**ListingOfficeName:** RE/MAX Select

**Listing Office Address:** 2830 N. Swan Rd., Ste 120, Tucson, AZ 85712

**Listing Member Phone:** (520) 465-5770, 14479



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## Units Information

<b>Unit 1 Details: Rent:</b> 2500	<b>Unit 1 Information: Floor:</b> 1st
<b>Unit 1 Information: Furnished:</b> No	<b>Unit 1 Information: Occupancy:</b> No
<b>Unit 1 Details: SqFt:</b> 1415	<b>Unit 1 Details: # Bedrooms:</b> 3
<b>Unit 1 Details: # Full Baths:</b> 2	<b>Unit 1 Information: Parking:</b> Single
<b>Unit 2 Details: # Bedrooms:</b> 2	<b>Unit 2 Details: SqFt:</b> 835
<b>Unit 2 Information: Furnished:</b> No	<b>Unit 2 Information: Stories:</b> Single
<b>Unit 2 Information: Floor:</b> No, 1st	<b>Unit 2 Information: Parking:</b> On Property

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Smoke Detector,Split Bedroom Plan, No	<b>Exterior Features:</b> None
<b>Sewer:</b> Septic	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> Paved Street,Sidewalks	<b>Laundry:</b> Outside
<b>Main Cooling:</b> Ceiling Fan(s),Central Air	<b>Main Heating:</b> Natural Gas
<b>Patio/Deck:</b> Covered	<b>Pool:</b> None
<b>RV Parking:</b> Space Available	<b>Security:</b> None
<b>Spa:</b> None	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Total Parking:</b> 10	

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## Nearby Schools

<b>High School:</b> Flowing Wells	<b>Middle School:</b> Flowing Wells
<b>Elementary School:</b> Centennial	

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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:** \$150

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$215

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$2,569.13

