



**\$650,000**

**1575 E BLACKLIDGE DR, TUCSON, AZ 85719, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

2 separate homes on one 15,000 sq ft lot 1717 sq ft 3 bd 2 bath adobe/block home built in 1940 and a 906 sq ft 2 bd 2 bath Rastra gem built in 2005. Terrific property for an onsite owner looking for additional income to offset monthly payments or current leases can be extended [...]



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## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 247.62

**List Number Main:** 22413293

**Municipality/Zoning:** Tucson - R2

**View:** Residential,Sunrise

**Type:** 2 Plex

**Year built:** 1940

**County:** Pima

**Lot Acres:** 0.35 acres

**Lot Dimensions:** 131x115

**Attached/Detached:** Detached





# Description

**Legal Description:** From Parcel: 001010010/Hedrick Acreage Tract No 3 Lot 11 Exc N 166'



# Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** **Appliance Color:** Stainless

**Dining Areas:** Formal Dining Room

**Extra Room:** None

**Kitchen Features:** **Countertops:** Laminate

**Breakfast:** Area,Bar

**Dining Room:** Area



# Building Details

**Lot Features:** Corner Lot,North/South Exposure

**Roof:** Metal, Shingle

**Style:** Bungalow,Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Concrete

**Construction:** Concrete Block,Mud Adobe,Wood Frame

**Fence:** Block,Chain Link,Wood



# 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:** Hedrick Acreage Tract NO 3

**Unit 2 Details: Rent:** 1350

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Bar,Breakfast Nook,Dishwasher,Garbage Disposal,Gas Range,Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 37200.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 4.22, 18.01

**Analysis: Vacancy Rate %:** 3.00

**Analysis: Exp % of Gross:** 24.02

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Desert Plantings,Low Care,Shrubs,Trees

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Low Care,Shrubs,Trees

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 31

**Attribution Contact:** 520-907-5602

**Tax Code:** 113-07-1930

**Property Disclosures:** CC&Rs,Lead Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 1116.00

**Income: Total Expenses:** \$8,666

**Analysis: Gross Rent Multi:** 18.01

**Analysis: Exp/SqFt:** 3.30 sq ft

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## Listing Office

**Listing Office ShortId:** 52896

**Listing Office Phone:** (520) 918-2400

**Listing Member Phone:** (520) 907-5602,  
10184

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 1880 E River Rd Ste 120,  
Tucson, AZ 85718



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## Units Information

**Unit 1 Details: Rent:** 1750  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1719  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 906  
**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:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s), No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Green Features:** Adobe  
**Main Heating:** Forced Air  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 4

**Exterior Features:** Shed  
**Accessibility Features:** None  
**Laundry:** Laundry Room  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered,Patio  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Amphitheater  
**Elementary School:** Keeling

**Middle School:** Amphitheater

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## Fees and Taxes



**Tax Year:** 2023

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$1,316

**Expenses: Maintenance Supplies:** \$1,500

**Expenses: Other Expenses:** \$1,500

**Expenses: Taxes/Assessments:** \$3,034

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

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

**Expenses: Captial Expenses:** \$1,316

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

**Taxes:** \$3,034

