



**\$169,900**

## **181 N LITTLE PAGE ST, NOGALES, AZ 85621, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

A great investment opportunity- This 2 unit (duplex) is located in downtown Nogales. One unit has a long term tenant and the other unit had some remodel/repair work done! The larger unit had new flooring installed in the bedroom, laundry, living, and dining room. New doors installed and new cabinet sink and toilet in restroom.



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 123.47

**List Number Main:** 22401672

**Municipality/Zoning:** Nogales - MFR2

**View:** Mountain(s),Residential

**Type:** 2 Plex

**Year built:** 1920

**County:** Santa Cruz

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 4500

**Attached/Detached:** Attached





# Description

**Legal Description:** SUB CITY OF NOGALES LOT 27A BLK 16



# Rooms

**Sauna Level:** Nogales Unified School District #1

**Kitchen Features:** **Appliance Color:** White

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

**Kitchen Features:** **Pantry:** Cabinet

**Breakfast:** Eat-In

**Dining Room:** None



# Building Details

**Lot Features:** Hillside Lot

**Roof:** Built-up

**Construction:** Concrete Block

**Fence:** Block

**Floor covering:** Ceramic Tile

**Floor Covering:** **Other:** laminate

**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:** Downtown

**Landscape - Front: Other:** None

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Tax Code:** 101-49-066

**Road Type:** Paved

**Technology:** Cable TV,Telephone

**Income: Gross Scheduled Rent:** 1600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.11, 106.19

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 88.24

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

**Ownership:** Individual

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

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** Unisource

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

**Home Protection: Offered:** No

**Fema Flood Zone:** TBD

**Fire Protection:** Included in Taxes

**Property Disclosures:** Lead Based Paint

**Road Maintenance:** City

**Terms:** Cash,Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,411.81

**Analysis: Gross Rent Multi:** 106.19

**Analysis: Exp/SqFt:** 1.03 sq ft

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## Listing Office

**Listing Office ShortId:** 286610

**Listing Office Phone:** (520) 428-0444

**Listing Office Url:**  
<https://www.tierraantigua.com/>

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 18745 S I-19  
Frontage Rd Ste A, Green Valley, AZ 85614

**Listing Member Phone:** (520) 313-5387,  
145032000

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## Units Information



**Unit 1 Details: Rent:** 600  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 688  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 688  
**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:** 1  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** No, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s)  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** In Kitchen  
**Main Heating:** Wall  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** Natural

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** none  
**Main Cooling:** Evaporative Cooling,Wall Unit(s)  
**Patio/Deck:** Covered,Enclosed,Patio,Paver  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 2

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## Nearby Schools

**High School:** Nogales  
**Elementary School:** Lincoln

**Middle School:** Wade Carpenter

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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:** \$1,250

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

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

**Expenses: Taxes/Assessments:** \$161.81

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

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

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

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

**Taxes:** \$161.81

