



**\$340,000**

**1657 N MOUNTAIN VIEW AVE, TUCSON, AZ  
85712, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Look no further! This is your chance to become the proud owner of this charming 2-plex property in Tucson. Discover one of the units adorned with tile flooring and a neutral color palette, providing a harmonious ambiance throughout. Large open kitchen. The primary bedroom features a generously sized closet, a private bathroom, and sliding glass [...]



## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 185.08

**List Number Main:** 22403552

**Municipality/Zoning:** Tucson - R3

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

**Type:** 2 Plex

**Year built:** 1974

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 47x132x49x132

**Attached/Detached:** Detached



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# Description

**Legal Description:** Speedway No 2 S50' N92.20' E135' Lot 7 Blk 13

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# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features: Countertops:</b> Laminate
<b>Kitchen Features: Pantry:</b> Cabinet	<b>Kitchen Features: Appliance Color:</b> Black
<b>Breakfast:</b> None	<b>Dining Areas:</b> Dining in LR/GR
<b>Dining Room:</b> Area	<b>Extra Room:</b> None
<b>Kitchen Features:</b> 1	

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# Building Details

<b>Lot Features:</b> East/West Exposure,Subdivided	<b>Floor covering:</b> Ceramic Tile
<b>Roof:</b> Built-Up - Reflect	<b>Construction:</b> Slump Block
<b>Style:</b> Ranch	<b>Fence:</b> Block,Chain Link
<b>Construction Status:</b> Existing	

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# 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:** Speedway Addition NO. 2

**Unit 2 Details: Rent:** 1150

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Garbage Disposal, Gas Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 2

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV, High Speed Internet, Telephone

**Income: Gross Scheduled Rent:** 26400.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.94, 12.88

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 23.50

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Low Care, Trees

**Direction:** N

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 121-11-171E

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA Loan, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$6,202.99

**Analysis: Gross Rent Multi:** 12.88

**Analysis: Exp/SqFt:** 3.38 sq ft

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## Listing Office

**Listing Office ShortId:** 4983

**Listing Office Phone:** (520) 877-4940

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

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Member Phone:** (520) 237-5607, 31442

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## Units Information



**Unit 1 Details: Rent:** 1050  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 918  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 919  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport

**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:** No, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s), No  
**Sewer:** Connected  
**Neighborhood Feature:** Paved Street,Sidewalks,Street Lights  
**Assoc Amenities:** None  
**Main Cooling:** Ceiling Fan(s),Central Air  
**Patio/Deck:** None  
**Security:** Window Bars  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 6

**Exterior Features:** None  
**Accessibility Features:** Level  
**RV Parking: Other:** N/A  
**Laundry:** Laundry Closet  
**Main Heating:** Forced Air,Natural Gas  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Whitmore

**Middle School:** Doolen

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## Fees and Taxes



<b>Tax Year: 2023</b>		<b>Expenses: Other Expenses: \$0</b>
<b>Expenses: Resident Manager: \$0</b>		<b>Expenses: Taxes/Assessments: \$2,222.99</b>
<b>Expenses: Management: \$0</b>		<b>Expenses: Water/Sewer: \$2,880</b>
<b>Expenses: Contract Services: \$0</b>		<b>Expenses: Figures Presented: \$0</b>
<b>Expenses: Admin Expenses: \$0</b>		<b>Expenses: Captial Expenses: \$0</b>
<b>Expenses: Insurance: \$1,100</b>		<b>Expenses: Gas/Electric: \$0</b>
<b>Expenses: Maintenance Supplies: \$0</b>		<b>Taxes: \$2,222.99</b>

