



\$625,000

1759 N 4TH AVE, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Fantastic rental location with easy access to downtown, the University of Arizona and of course 4th Avenue! This triplex is comprised of (2) 3 bdrm/1 bath units and (1) 2 bdrm/1 bath unit, each with their own carport, fenced in yard and storage unit w/washer and dryer hookups. The bathrooms and flooring have been updated [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 222.50

List Number Main: 22321330

Municipality/Zoning: Tucson - R2

View: None

Type: 3 Plex

Year built: 1975

County: Pima

Lot Acres: 0.21 acres

Lot Dimensions: 60 x 115

Attached/Detached: Attached





Description

Legal Description: TUCSON HEIGHTS AMENDED LOT 1 BLK 21



Rooms

Sauna Level: TUSD	Breakfast: Area
Dining Areas: Eat-In Kitchen	Dining Room: Area
Extra Room: None	



Building Details

Lot Features: Subdivided	Floor covering: Vinyl
Roof: Shingle	Construction: Slump Block
Style: Ranch	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: Tucson Heights

Unit 2 Details: Rent: 1175

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Double Sink, Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 1

Attribution Contact: 520-977-4770

Tax Code: 115-02-1200

Property Disclosures: Lead Based Paint, Unknown

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$6,542

Analysis: Gross Rent Multi: 13.74

Analysis: Exp/SqFt: 2.33 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 45480.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.23, 13.74

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 14.38

Listing Office

Listing Office ShortId: 52896

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 977-4770, 9105

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718

Units Information



Unit 1 Details: Rent: 1320

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 955

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 817

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: Carport, Carport

Unit 3 Details: SqFt: 955

Unit 3 Information: Stories: Single

Unit 3 Information: Furnished: No

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: 1

Unit 2 Information: Furnished: No

Unit 2 Information: Floor: Yes, 1st

Unit 3 Information: Monthly Rent: 1295

Unit 3 Details: # Bedrooms: 3

Unit 3 Information: Occupancy: Yes

Unit 4 Details: # Full Baths: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Vaulted Ceilings

Sewer: Connected

Neighborhood Feature: None

Laundry: Storage

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Accessibility Features: None

RV Parking: Other: None

Main Cooling: Central Air

Patio/Deck: None

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 3

Nearby Schools

High School: Tucson

Elementary School: Cragin

Middle School: Doolen

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: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,826

Expenses: Water/Sewer: \$2,400

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,826

