



**\$579,900**

- 2 Plex
- Multifamily
- Active

## **1767 W LINDEN ST, TUCSON, AZ 85745, USA**

<https://rehomes.us>

2 townhomes on a quiet cul-de-sac on Tucson's west side with NO HOA! Each unit has 3 bedrooms, 2 bathrooms, & a 2-car garage. Enter to a formal living room with stylish fireplace for chilly nights! Vaulted ceilings, neutral palette, and wood-look flooring throughout. The eat-in kitchen features matching appliances, recessed lighting, shaker cabinetry, dining [...]



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### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 266.01

**List Number Main:** 22317045

**Municipality/Zoning:** Tucson - R2

**View:** Residential

**Type:** 2 Plex

**Year built:** 1982

**County:** Pima

**Lot Acres:** 0.23 acres

**Lot Dimensions:** irregular

**Attached/Detached:** Attached





# Description

**Legal Description:** GREENVIEW (TOWNHOUSES) LOT 21 & GREENVIEW (TOWNHOUSES) LOT 22



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

**Breakfast:** Bar

**Dining Room:** None



# Building Details

**Lot Features:** Subdivided

**Roof:** Tile

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Vinyl

**Construction:** Frame - Stucco

**Fence:** 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:** Greenview (1-66)

**Unit 2 Details: Rent:** 1550

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher, Electric Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 37200.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.78, 15.59

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 9.83

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

**Ownership:** Individual

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

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

**Direction:** W

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Tax Code:** 115-17-2910

**Property Disclosures:** Unknown

**Road Maintenance:** City

**Terms:** Cash, Conventional, Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$3,656.10

**Analysis: Gross Rent Multi:** 15.59

**Analysis: Exp/SqFt: 1.68** 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:** 1550  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1090  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 1090  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Garage

**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

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,Skylights,Smoke Detector	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> Level
<b>Neighborhood Feature:</b> None	<b>Laundry:</b> Laundry Room
<b>Green Features:</b> Bath Exhaust Out,Dual-Flush Toilets,Energy Star Windows	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Forced Air	<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:</b> City Water	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Some	<b>Gas:</b> Natural
<b>Total Parking:</b> 8	

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## Nearby Schools

<b>High School:</b> Tucson	<b>Middle School:</b> Mansfeld
<b>Elementary School:</b> Tully	

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## Fees and Taxes



<b>Tax Year:</b> 2022	<b>Expenses: Other Expenses:</b> \$0
<b>Expenses: Resident Manager:</b> \$0	<b>Expenses: Taxes/Assessments:</b> \$1,616.11
<b>Expenses: Management:</b> \$0	<b>Expenses: Water/Sewer:</b> \$0
<b>Expenses: Contract Services:</b> \$0	<b>Expenses: Figures Presented:</b> \$0
<b>Expenses: Admin Expenses:</b> \$100	<b>Expenses: Captial Expenses:</b> \$0
<b>Expenses: Insurance:</b> \$1,440	<b>Expenses: Gas/Electric:</b> \$0
<b>Expenses: Maintenance Supplies:</b> \$500	<b>Taxes:</b> \$1,616.11

