



\$349,000

1815 S 9TH AVE, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Move-in-ready duplex! Professionally rehabbed and 100% turnkey. Prominently situated on a premium corner lot with backyards. Each unit of this masonry duplex boasts an inviting front porch. Unit A is 743 sqft; 2/1. Unit B is 810 sqft; 2/1. Perfect opportunity for any rental portfolio or an owner/landlord to offset mortgage payments with a renter. [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 225.89

List Number Main: 22325844

Municipality/Zoning: Tucson - SR1

View: Residential

Type: 2 Plex

Year built: 1940

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: 50-151-50-151

Attached/Detached: Attached



Description

Legal Description: Southern Heights Lot 1 Blk 31

Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Laminate
Kitchen Features: Pantry: Cabinet	Kitchen Features: Appliance Color: Stainless
Breakfast: None	Dining Areas: Dining in LR/GR,Eat-In Kitchen
Dining Room: Area	Extra Room: None
Bathroom Features: Countertops/Hall: Solid Surface	

Building Details

Lot Features: Adjacent to Alley,Corner Lot,East/West Exposure,Subdivided	Floor covering: Ceramic Tile, Vinyl
Roof: Shingle	Construction: Concrete Block,Stucco Finish
Style: Ranch	Fence: Block,Chain Link,Wood
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: Southern Heights Addition

Landscape - Front: Other: None

Direction: S

Horse Facilities: No

Security: Other: Smoke Detectors

Driveway: Paved: Dishwasher,Electric Range,Garbage Disposal,Gas Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 118-22-3300

Property Disclosures: Insurance Claims History Report,Lead Based Paint,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

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

Ownership: Investor

Co-op Fee: \$3

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Trees

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 24

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 0.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.00

Listing Office

Listing Office ShortId: 51920

Listing Office Phone: (520) 612-1700

Listing Member Phone: (520) 271-6690, 19336

ListingOfficeName: KMS Realty

Listing Office Address: 5225 E Pima St, Tucson, AZ 85712

Units Information



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: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 743
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 810
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s), No
Sewer: Connected
Neighborhood Feature: None
Laundry: None
Main Heating: Electric, Forced Air, Natural Gas
Pool: None
Spa: None
Water Heater: Electric, Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Assoc Amenities: None
Main Cooling: Ceiling Fan(s), Central Air
Patio/Deck: Covered
RV Parking: Gate, Space Available
Water: City Water
Window Covering: Stay

Nearby Schools

High School: Tucson
Elementary School: Ochoa

Middle School: Drachman

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,009.75

