



**\$525,000**

- 2 Plex
- Multifamily
- Active

## **2103 E 8TH ST, TUCSON, AZ 85719, USA**

<https://rehomes.us>

CHARMING DUPLEX property situated on a corner lot in the historic Sam Hughes neighborhood! It offers a unique blend of investment and personal use opportunities. Two units are same size, mirror floor plans, each featuring a 1 bed & 1 bath layout. Unit 2105 (East/Right side) is featured in the photos. It boasts an inviting [...]



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### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 335.68

**List Number Main:** 22404211

**Municipality/Zoning:** Tucson - R1

**View:** Residential

**Type:** 2 Plex

**Year built:** 1929

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 141-65-142-65

**Attached/Detached:** Attached





## Description



**Legal Description:** Fairmount W10' Lot 12 & All Lot 11 Blk 34 Historic Property (Potential Additional Tax) Per Ars 42-12104(A)



## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Closet

**Breakfast:** None

**Dining Room:** Area

**Kitchen Features:** 1

**Kitchen Features: Countertops:** Tile

**Kitchen Features: Appliance Color:** White

**Dining Areas:** Dining in LR/GR

**Extra Room:** None



## Building Details

**Lot Features:** Adjacent to Alley,Corner Lot,North/South Exposure,Subdivided

**Roof:** Rolled

**Style:** Bungalow,Southwestern,Territorial

**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Wood

**Construction:** Frame - Stucco

**Fence:** Block,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:** Fairmount Addition

**Landscape - Front: Other:** Desert Plantings, Shrubs, Trees

**Direction:** E

**Horse Facilities:** No

**Security: Other:** metal security door

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sam Hughes

**Tax Code:** 125-07-5640

**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:** [Tenant, Single](#)

**Ownership:** Individual

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

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Decorative Gravel, Shrubs, Trees

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.00

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## Listing Office

**Listing Office ShortId:** 52130

**Listing Office Phone:** (480) 771-1511

**Listing Member Phone:** (480) 780-1047, 53289

**ListingOfficeName:** AZ Flat Fee

**Listing Office Address:** 3303 E Baseline Rd, Ste 119, Gilbert, AZ 85234

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## Units Information



**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

**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 782  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 782  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Garage

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## Amenities & Features

**Interior Features:** Ceiling Fan(s), No  
**Sewer:** Connected  
**Neighborhood Feature:** Historic,Paved Street,Street Lights  
**Assoc Amenities:** None  
**Main Cooling:** Ceiling Fan(s),Central Air  
**Patio/Deck:** Covered,Paver  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** None  
**Laundry:** Dryer Included,Outside,Washer Included  
**Main Heating:** Forced Air,Natural Gas  
**Pool:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 2

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## Nearby Schools

**High School:** Tucson  
**Elementary School:** Sam Hughes  
**Middle School:** Mansfeld

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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:** \$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:** \$1,875.16

