



\$800,000

2129 N MARGARET AVE, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Welcome to this fantastic income-generating 4plex located in the heart of central Tucson. Located only 5minutes from the University of Arizona, 12 minutes from downtown, and 19 minutes from Tucson International Airport. This property presents a lucrative investment opportunity with 4 two bedroom 1bath units. You will find ample private parking (set back from the [...])



Basics



Category: Multifamily

Status: Active

Days On Market: 4

County: Pima

Lot Acres: 0.27 acres

Lot Dimensions: Various

Attached/Detached: Detached

Type: 4 Plex

Year built: 1979

List Price/SqFt: 280.90

List Number Main: 22411680

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: NEW DEAL ACRES S14.26' W138.11' LOT 2& N2 LOT 3 EXC N45.51' E162' BLK 7

Rooms

Sauna Level: TUSD

Breakfast: None

Dining Room: None

Kitchen Features: Appliance Color: Black

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: East/West Exposure

Floor Covering: Other: laminate

Construction: Frame - Stucco

Fence: Wood

Roof: Built-up

Fence: Other: Metal

Style: Bungalow

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: New Deal Acres

Unit 2 Details: Rent: 1800

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

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

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 123-02-128D

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$8,228.19

Analysis: Gross Rent Multi: 70800.00

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings

Association & Fees: HOA: No

Fema Flood Zone: TBD

Section: 5

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Telephone

Income: Gross Scheduled Rent: 0.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -1.03, 70800.00

Analysis: Exp/SqFt: 2.89 sq ft

Listing Office

Listing Office ShortId: 286606

Listing Office Phone: (520) 428-3338

Listing Office Url:
<https://www.tierraantigua.com/>

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 216 E. Congress, Tucson, AZ 85701

Listing Member Phone: (520) 312-3064, 19339

Units Information



| | |
|---|--|
| Unit 1 Information: Floor: 1st | Unit 1 Information: Furnished: Yes |
| Unit 1 Information: Occupancy: No | Unit 1 Details: SqFt: 723 |
| Unit 1 Details: # Bedrooms: 2 | Unit 1 Details: # Full Baths: 1 |
| Unit 1 Information: Parking: Single | Unit 2 Details: # Bedrooms: 2 |
| Unit 2 Details: # Full Baths: 1 | Unit 2 Details: SqFt: 723 |
| Unit 2 Information: Furnished: Yes | Unit 2 Information: Stories: Single |
| Unit 2 Information: Floor: Yes, 1st | Unit 2 Information: Parking: On Property, On Property |
| Unit 3 Information: Monthly Rent: 1900 | Unit 3 Details: SqFt: 723 |
| Unit 3 Details: # Bedrooms: 2 | Unit 3 Information: Stories: Single |
| Unit 3 Information: Floor: 1st | Unit 3 Information: Occupancy: Yes |
| Unit 3 Information: Furnished: Yes | Unit 4 Details: Rent: 2200 |
| Unit 4 Details: SqFt: 723 | Unit 4 Details: # Full Baths: 1, 1 |
| Unit 4 Details: # Bedrooms: 2 | Unit 4 Information: Occupancy: Yes |
| Unit 4 Information: Stories: Single | Unit 4 Information: Floor: 1st |
| Unit 4 Information: Furnished: Yes | Unit 4 Information: Parking: On Property |

Amenities & Features

| | |
|---|--|
| Interior Features: Dual Pane Windows,Skylights | Exterior Features: None |
| Sewer: Connected | Accessibility Features: None |
| Neighborhood Feature: None | Main Heating: Other: PackHeat/Cool AltFue |
| RV Parking: Other: none | Assoc Amenities: None |
| Laundry: Outside | Main Cooling: Central Air |
| Patio/Deck: Covered,Patio | Pool: None |
| Security: None | Spa: None |
| Water: City Water | Water Heater: Electric |
| Window Covering: Some | Gas: None |
| Total Parking: 4 | |

Nearby Schools



Fees and Taxes

| | |
|--|--|
| Tax Year: 2023 | Expenses: Other Expenses: \$1,200 |
| Expenses: Resident Manager: \$0 | Expenses: Taxes/Assessments: \$2,228.19 |
| Expenses: Management: \$0 | Expenses: Water/Sewer: \$1,800 |
| Expenses: Contract Services: \$0 | Expenses: Figures Presented: \$0 |
| Expenses: Admin Expenses: \$0 | Expenses: Captial Expenses: \$0 |
| Expenses: Insurance: \$0 | Expenses: Gas/Electric: \$3,000 |
| Expenses: Maintenance Supplies: \$0 | Taxes: \$2,228.19 |

