



**\$565,000**

- 2 Plex
- Multifamily
- Active

## 901 E 9TH ST, TUCSON, AZ 85719, USA

<https://rehomes.us>

You've just discovered a one-of-a-kind investment opportunity! Oozing character and charisma, tastefully updated and under a mile from the UofA, the opportunity and options are plenty. More than just a home with a guest house, this property has TWO 2-bedroom, 1-bath homes with full kitchens and living spaces plus private yards. Why pay for dorms [...]



### Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 390.19

**List Number Main:** 22315342

**Municipality/Zoning:** Tucson - R3

**View:** Residential,Sunset

**Type:** 2 Plex

**Year built:** 1945

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 50x150

**Attached/Detached:** Attached





## Description

**Legal Description:** Riekers Lot 8 Blk 1 Historic Property (Potential additional tax) per ARS 42-12104(A)



## Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features: Countertops:</b> Quartz
<b>Breakfast:</b> None	<b>Dining Areas:</b> Dining in LR/GR
<b>Dining Room:</b> Area	<b>Extra Room:</b> None



## Building Details

<b>Lot Features:</b> Adjacent to Alley,Corner Lot,East/West Exposure,North/South Exposure	<b>Floor covering:</b> Ceramic Tile
<b>Roof:</b> Built-up	<b>Fence: Other:</b> Corrugated Metal
<b>Construction:</b> Brick	<b>Style:</b> Territorial
<b>Fence:</b> Shared Fence,Wood	<b>Construction Status:</b> 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:** Rieckers Addition

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad,To Property Line

**Assessments:** \$0

**Attribution Contact:** 520-849-4290

**Tax Code:** 124-07-0080

**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

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

**Ownership:** Individual

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

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:**  
Dishwasher,Double Sink,Garbage Disposal,Gas Range,Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Community:** None

**Fire Protection:** Included in Taxes

**Property Disclosures:** Floor Plan,Insurance Claims History Report,Lead Based Paint

**Road Maintenance:** City

**Terms:** Cash,Exchange,FHA Loan,Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

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## Listing Office

**Listing Office ShortId:** 16719

**Listing Office Phone:** (520) 918-4800

**Listing Office Url:**  
<http://www.LongRealty.com>

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member Phone:** (520) 849-4290, 54177

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## 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:** Yes  
**Unit 1 Details: SqFt:** 724  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 724  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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## Amenities & Features

**Interior Features:** Exposed Beams,Smoke Detector,  
No  
**Sewer:** Connected  
**Neighborhood Feature:** Historic,Paved  
Street,Sidewalks  
**Laundry:** Dryer Included,Outside,Washer Included  
**Main Heating:** Heat Pump  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Exterior Features:** BBQ  
**Accessibility Features:** Level  
**RV Parking: Other:** None  
**Main Cooling:** Central Air,Heat Pump  
**Patio/Deck:** Covered,Gazebo,Patio  
**Security:** Cameras,Security Lights  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 5

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## Nearby Schools

**High School:** Tucson  
**Elementary School:** Roskruge

**Middle School:** Mansfeld

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## Fees and Taxes



**Tax Year:** 2022

**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:** \$1,062.13

