



\$280,000

2234 N CATALINA AVE, TUCSON, AZ 85712, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Gorgeous remodeled duplex- two studio units in great central location. Large quarter acre lots with an abundance of possibilities. ADU? Possibly another duplex or dwelling unit. Wood beamed ceilings, new kitchens with granite counter tops, new mini splits, new windows, all new ceramic wood plank look flooring and gorgeous bathrooms with all new fixtures. Each [...]

Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: 79x127x80x127

Attached/Detached: Attached

Type: 2 Plex

Year built: 1947

List Price/SqFt: 368.42

List Number Main: 22408632

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: Sierra Vista Resub Lot 16

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Dining in LR/GR

Extra Room: None

Kitchen Features: **Countertops:** Granite

Breakfast: None

Dining Room: None

Kitchen Features: Electric

Building Details

Lot Features: Subdivided

Roof: Built-up

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Concrete Block

Fence: Chain Link

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: No Insurance Claims History Report, No SPDS

Subdivision Name: Sierra Vista Resub

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: TBD

Section: 3

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 0.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.00

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

Ownership: Investor

Co-op Fee: \$3

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Nook, Dishwasher, Electric Range, Garbage Disposal

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 122-06-0650

Property Disclosures: Unknown

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Listing Office

Listing Office ShortId: 5791

Listing Office Phone: (520) 275-4077

Listing Office Url:
<http://omnihomesinternational.com>

ListingOfficeName: OMNI Homes International

Listing Office Address: 7445 N Oracle Rd Suite 201, Tucson, AZ 85704

Listing Member Phone: (520) 406-0000, 13173

Units Information



Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 360
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 380
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: No
Sewer: Septic
Neighborhood Feature: None
RV Parking: Other: None
Main Heating: Forced Air,Natural Gas
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Main Cooling: Other: MIni-Split
Laundry: Outside
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 20

Nearby Schools

High School: Catalina
Elementary School: Wright

Middle School: Doolen

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: \$1,048.32

