



\$375,000

224 W LAGUNA ST, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Great opportunity for investors or homeowners looking to capitalize on the benefits of multi-unit living in a very sought after area of town. Due to it's location and livability, this property has the potential to deliver consistent rental income. Please do not walk the property as tenants have rights,



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 192.90

List Number Main: 22402489

Municipality/Zoning: Tucson - R3

View: None

Type: 2 Plex

Year built: 2000

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: IRR

Attached/Detached: Attached





Description

Legal Description: CORONADO HEIGHTS E60' W 120' LOT 9 BLK 23



Rooms

Sauna Level: Amphitheater

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: None

Dining Room: None



Building Details

Lot Features: East/West Exposure

Roof: Foam

Construction: Wood Frame

Construction Status: Existing

Floor covering: Ceramic Tile

Style: Other: Multifamily

Fence: 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: Coronado Heights

Unit 2 Details: Rent: 1200

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 107-12-1670

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, Exchange

Income: Vacancy Loss: 0.05

Income: Total Expenses: \$1,702

Analysis: Gross Rent Multi: 13.02

Analysis: Exp/SqFt: 0.88 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: W

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Fema Flood Zone: TBD

Section: 36

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 28800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.23, 13.02

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 5.91

Listing Office

Listing Office ShortId: 52169

Listing Office Phone: (719) 207-1321

Listing Office Url:
<http://https://www.realatlas.com/az>

ListingOfficeName: ATLAS AZ, LLC

Listing Office Address: 335 E Palm Ln, Phoenix, AZ 85004

Listing Member Phone: (480) 828-3283, 57404

Units Information



Unit 1 Details: Rent: 1200
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 972
Unit 1 Details: # Full Baths: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 972
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Half Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: # Half Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
Main Heating: Electric
Pool: None
Spa: None
Water Heater: Electric
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Main Cooling: Central Air
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 2

Nearby Schools

High School: Amphitheater
Elementary School: Nash
Middle School: La Cima

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: \$1,702

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,755.44

