$449,900

- 3 Plex
- Multifamily
- Active

2242 N CATALINA AVE, TUCSON, AZ 85712, USA

https://rehomes.us

This fully renovated triplex on a quiet cul-de-sac is an ideal investment opportunity in the heart of central Tucson. Located just 12 minutes from the University of Arizona, 2 minutes from Trader Joe's, 15 minutes from downtown, minutes to various parks and shopping centers, it is in close proximity to a myriad of amenities. The [...]

Basics

Category: Multifamily	**Type:** 3 Plex
Status: Active	**Year built:** 1964
Days On Market: 1	**List Price/SqFt:** 238.04
County: Pima	**List Number Main:** 22325098
Lot Acres: 0.22 acres	**Municipality/Zoning:** Tucson - R2
Lot Dimensions: 77' x 127' x 76' x 128'	**View:** None
Attached/Detached: Attached	

Description

Legal Description: From Parcel: 001010010 /Sierra Vista Resub Lot 13

Rooms

Sauna Level: TUSD

Kitchen Features: Countertops: butcher block

Kitchen Features: Appliance Color: Stainless

Breakfast: Area

Dining Areas: Dining in LR/GR

Dining Room: Area

Extra Room: Storage

Building Details

Lot Features: East/West Exposure

Floor covering: Ceramic Tile

Roof: Built-up

Construction: Concrete Block

Style: Contemporary

Fence: Chain Link

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.

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

Special Listing Conditions: None

Ownership: Individual

Subdivision Name: Sierra Vista

Co-op Fee: $3

Unit 2 Details: Rent: 850

Landscape - Front: Other: Low Care

Utilities: Tenant, Tenant

Direction: N

Horse Property: No

Horse Facilities: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Low Care

Driveway: Paved: Gas Range,Refrigerator

Association & Fees: HOA: No

Home Protection: Offered: No

Fema Flood Zone: No

Assessments: $0

Section: 14

Community: None

Attribution Contact: darbym@longrealty.com

Fire Protection: Included in Taxes

Tax Code: 122-06-0630

Range: 6.00

Property Disclosures: Insurance Claims History Report,Lead Based Paint,Seller Prop Disclosure

Road Type: Paved

Road Maintenance: City

Technology: High Speed Internet

Terms: Cash,Conventional

Income: Gross Scheduled Rent: 35400.00

Income: Vacancy Loss: 0.00

Income: Other Income: 0.00

Income: Total Expenses: $6,000

Analysis: Cap Rate %: 6.53, 12.71

Analysis: Gross Rent Multi: 12.71

Analysis: Vacancy Rate %: 0.00

Analysis: Exp/SqFt: 3.17 sq ft

Analysis: Exp % of Gross: 16.95

Listing Office

Units Information

Unit 1 Details: Rent: 1100

Unit 1 Information: Floor: 1st

Unit 1 Information: Furnished: No

Unit 1 Information: Occupancy: No

Unit 1 Details: SqFt: 700

Unit 1 Details: # Bedrooms: 2

Unit 1 Details: # Full Baths: 1

Unit 1 Information: Parking: Single

Unit 2 Details: # Bedrooms: 1

Unit 2 Details: # Full Baths: 1

Unit 2 Details: SqFt: 500

Unit 2 Information: Furnished: No

Unit 2 Information: Stories: Single

Unit 2 Information: Floor: No, 1st

Unit 2 Information: Parking: Carport, Carport

Unit 3 Information: Monthly Rent: 1000

Unit 3 Details: SqFt: 700

Unit 3 Details: # Bedrooms: 2

Unit 3 Information: Stories: Single

Unit 3 Information: Occupancy: No

Unit 3 Information: Furnished: No

Unit 4 Details: # Full Baths: 1

Amenities & Features

Interior Features: Smoke Detector, No

Exterior Features: None

Sewer: Connected

Accessibility Features: None

Neighborhood Feature: None

Laundry: Dryer Included,Laundry Room,Outside,Washer Included

Main Cooling: Evaporative Cooling

Main Heating: Forced Air,Natural Gas

Patio/Deck: Slab

Pool: None

RV Parking: Space Available

Security: None

Spa: None

Water: City Water

Water Heater: Natural Gas

Window Covering: None

Gas: Natural

Total Parking: 9

Nearby Schools

High School: Catalina

Middle School: Doolen

Elementary School: Wright

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: $4,295

Expenses: Taxes/Assessments: $1,705

Expenses: Water/Sewer: $0

Expenses: Figures Presented: $0

Expenses: Captial Expenses: $0

Expenses: Gas/Electric: $0

Taxes: $1,705.69