



\$350,000

2304 N CATALINA AVE, TUCSON, AZ 85712, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Calling all investors!! Detached one bedroom and one bath house in the front of the lot. Attached duplex in the back, each with two bedrooms and one bath. Each unit has its own private yard and storage shed/utility closet. All original cabinets in the units. One duplex unit has been recently renovated with new carpets, [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 124.69

List Number Main: 22400027

Municipality/Zoning: Tucson - R2

View: Mountain(s),Residential

Type: 3 Plex

Year built: 1946

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: Irregular

Attached/Detached: Detached





Description

Legal Description: SIERRA VISTA RESUB LOT 12



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Bathroom Features: Countertops/Hall: 3

Breakfast: Area

Dining Room: Area

Kitchen Features: 3



Building Details

Lot Features: East/West Exposure,North/South Exposure

Roof: Built-up

Construction: Frame - Stucco

Fence: Chain Link,Wood

Floor covering: Carpet, Mexican Tile

Window Covering: **Other:** Blinds

Style: Ranch

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: Property Sold As-Is

Subdivision Name: Sierra Vista

Unit 2 Details: Rent: 800

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 122-06-0620

Property Disclosures: Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 20.83

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Security: Other: Wrought Iron Doors

Driveway: Paved:
Dishwasher, Freezer, Refrigerator, Water Purifier

Home Protection: Offered: No

Fema Flood Zone: TBD

Section: 3

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Telephone

Income: Gross Scheduled Rent: 16800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.80, 20.83

Analysis: Vacancy Rate %: 0.00

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: 1050 E River Rd
No. 302, Tucson, AZ 85718

Listing Member Phone: (520) 907-5084,
612426



Units Information

Unit 1 Information: Floor: 1st	Unit 1 Information: Furnished: No
Unit 1 Information: Occupancy: Yes	Unit 1 Details: SqFt: 941
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: 941
Unit 2 Information: Furnished: No	Unit 2 Information: Stories: Single
Unit 2 Information: Floor: Yes, 1st	Unit 2 Information: Parking: Carport, Carport
Unit 3 Information: Monthly Rent: 600	Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Stories: Single	Unit 3 Information: Occupancy: Yes
Unit 3 Information: Furnished: No	Unit 4 Details: # Full Baths: 1

Amenities & Features

Interior Features: Storage,Workshop	Exterior Features: Shed,Workshop
Sewer: Connected	Accessibility Features: Door Levers,Level
Neighborhood Feature: None	RV Parking: Other: None
Laundry: Dryer Included,Laundry Room,Storage	Main Cooling: Central Air
Main Heating: Electric,Forced Air,Natural Gas	Patio/Deck: None
Pool: None	Spa: None
Water: City Water	Water Heater: Electric
Gas: Natural	Total Parking: 3

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: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,420.80

