



**\$649,000**

**2308 S 4TH AVE, TUCSON, AZ 85713, USA**

<https://rehomes.us>

- Apartment
- Commercial
- Active



## Basics

**Category:** Commercial

**Status:** Active

**Year built:** 1949

**List Price/SqFt:** 307.29

**List Number Main:** 22305517

**Lot Dimensions:** 49'x'180'x147'x45'x99'x135' **Area:** South

**Freeway/Highway:** Up to 1 Mile

**Type:** Apartment

**Lot size:** 13199.00 sq ft

**Days On Market:** 109

**County:** Pima

**Municipality/Zoning:** South Tucson - SB1

## Description



**Legal Description:** HOME NO 2 LOTS 6 & BLK 15

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## Building Details

**Lot Features:** Corner Lot

**Parking:** Free

**Fence:** Wood

**Construction Status:** Existing

**Roof:** Rolled

**Construction:** Concrete Block

**Building SqFt:** 2112.00 sq ft

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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Ownership:** Partnership

**Loan Amount:** \$0

**Landscape - Front: Other:** Low Care

**Landscape - Rear: Other:** Low Care

**Fire Protection:** Included in Taxes

**Road Type:** Dirt

**Terms:** Cash,Conventional

**Analysis: Cap Rate %:** 8.25

**Architectural Style:** South

**Variable Rate:** 3.00%

**# Of Units Total:** 5

**Restrictions:** CC&R,Deed

**Assessments:** \$0

**Property Disclosures:** Lead Based Paint,Public Airport Vcty

**Technology:** Cash,Conventional

**Income: Gross Scheduled Rent:** 57000.00

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## Listing Office

**Listing Office ShortId:** 5169

**Listing Office Phone:** (520) 505-3000

**Listing Member ID:** 35899

**Office ID:** 20121009221508748671000000

**ListingOfficeName:** Homesmart Advantage Group

**Listing Office Address:** 5425 N. Oracle Road, Suite 135, Tucson, AZ 85704

**Listing Member Phone:** (520) 433-0311



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# Units Information

**Unit Information:** **Apartment:** Low Rise

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# Amenities & Features

<b>Sewer:</b> Connected	<b>Accessibility Features:</b> South
<b>Features:</b> Smoke detector, Storage	<b>Main Cooling:</b> <b>Other:</b> MiniSplits
<b>Main Cooling:</b> Ceiling Fan(s)	<b>Main Heating:</b> Other
<b>Security:</b> None	<b>Water:</b> City
<b>Water Heater:</b> Electric	<b>Gas:</b> None
<b>Total Parking:</b> 10	

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# Fees and Taxes

<b>Tax Year:</b> 0.30	<b>Expenses: Taxes/Assessments:</b> \$1,090
<b>Expenses: Management:</b> \$300	<b>Expenses: Water/Sewer:</b> \$840
<b>Expenses: Figures Presented:</b> \$0	<b>Expenses: Insurance:</b> \$1,200
<b>Taxes:</b> \$1,089.89	

