



234 N BEAN AVE, TUCSON, AZ 85705, USA

<https://rehomes.us>

Chance to own a duplex in historic neighborhood with tons of personality. Both units were recently renovated. #234 - \$1,100/mo. thru 1/31/25. #236 - \$1,050/mo. thru 8/31/24. Seller owns the home next door that's for sale as well (232 N Bean). Showings scheduled with accepted offer.

\$500,000

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.07 acres

Lot Dimensions: tbd

Attached/Detached: Attached

Type: 2 Plex

Year built: 1920

List Price/SqFt: 432.53

List Number Main: 22404364

Municipality/Zoning: Tucson - R3

View: Residential





Description

Legal Description: TUCSON AMENDED W75' LOT 28 & N12' W75' LOT 27BLK 79



Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Eat-In

Dining Room: None



Building Details

Lot Features: East/West Exposure

Roof: Built-up

Construction: Brick

Construction Status: Existing

Floor covering: Ceramic Tile

Style: Other: other

Fence: Slump Block



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: Tucson

Unit 2 Details: Rent: 1050

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 12

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Telephone

Income: Gross Scheduled Rent: 26400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 3.43, 18.94

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 34.98

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 117-06-0430

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

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$9,235.27

Analysis: Gross Rent Multi: 18.94

Analysis: Exp/SqFt: 7.99 sq ft

Listing Office

Listing Office ShortId: 5948

Listing Office Phone: (520) 447-7995

Listing Member Phone: (520) 269-0704, 35879

ListingOfficeName: Peak Realty Investments

Listing Office Address: 31 E. Rillito Street, Tucson, AZ 85705

Units Information



Unit 1 Details: Rent: 1100
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 578
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 578
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Street

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

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

Exterior Features: None
Accessibility Features: None
RV Parking: Other: none
Main Cooling: Zoned
Patio/Deck: None
Security: None
Water: City Water
Window Covering: None

Nearby Schools

High School: Tucson **Middle School:** Roskruge Bilingual Magnet
Elementary School: Roskruge

Fees and Taxes



Tax Year: 2023		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$2,035.28
Expenses: Management: \$0		Expenses: Water/Sewer: \$4,320
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$2,880		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$2,035.58

