



\$290,000

2435 N EDITH BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Duplex on front of property two bedroom unit & 1 bedroom unit. Always leased! Room in the back for additional units. 15' easement on South side of lot for rear units to be recorded at close of escrow



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 159.43

List Number Main: 22406952

Municipality/Zoning: Tucson - O3

View: Mountain(s)

Type: 2 Plex

Year built: 1957

County: Pima

Lot Acres: 0.33 acres

Lot Dimensions: 59 x 160 x 59 x 160

Attached/Detached: Attached





Description

Legal Description: N60' S438' W157.5' E276.5' Sw4 Sw4 .22 Ac Sec 33-13-14



Rooms

Sauna Level: TUSD	Breakfast: None
Dining Areas: Eat-In Kitchen	Dining Room: None
Extra Room: None	



Building Details

Lot Features: East/West Exposure	Floor covering: Ceramic Tile
Roof: Rolled, Shingle	Construction: Frame - Stucco,Mud Adobe
Style: Southwestern	Fence: Chain Link,Wood
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: None

Subdivision Name: N/A

Unit 2 Details: Rent: 950

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 23

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Gravel

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 22800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.35, 13.39

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 1.55

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel

Association & Fees: HOA: No

Driveway: Circular

Assessments: \$0

Community: None

Tax Code: 111-07-363B

Property Disclosures: None

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, Submit, VA Loan

Income: Vacancy Loss: 1140.00

Income: Total Expenses: \$335

Analysis: Gross Rent Multi: 13.39

Analysis: Exp/SqFt: 0.18 sq ft

Listing Office

Listing Office ShortId: 70202

Listing Office Phone: (520) 577-7433

Listing Office Url: <http://www.azmoves.com>

ListingOfficeName: Coldwell Banker Realty

Listing Office Address: 2890 E Skyline Dr #250, Tucson, AZ 85718

Listing Member Phone: (520) 404-8856, 55008

Units Information



Unit 1 Details: Rent: 650
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 219
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 800
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

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,Paved Street
Main Cooling: Evaporative Cooling,Window Unit(s)
Patio/Deck: None
RV Parking: Space Available
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Laundry: Outside
Main Heating: Baseboard,Electric
Pool: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 3

Nearby Schools

High School: Catalina
Elementary School: Blenman

Middle School: Doolen

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$10

Expenses: Admin Expenses: \$100

Expenses: Insurance: \$100

Expenses: Maintenance Supplies: \$40

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$85

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,499.99

