



\$319,000

246 W TENNESSEE ST, TUCSON, AZ 85714, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Well maintained, newer duplex in convenient location! Both units were fully renovated in 202 Live in one unit and rent out the other, or maximize rental income. Unit #1: 3 bedrooms, 2 bathrooms. Unit #2: 1 bedroom and 1 bathroom. Each unit is individually metered. Unit 1 tenant is leaving in May 2024. Unit 2 [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 222.45

List Number Main: 22402479

Municipality/Zoning: Tucson - R2

View: Residential

Type: 2 Plex

Year built: 1985

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: 1265x60

Attached/Detached: Detached





Description

Legal Description: NATIONAL CITY NO 5 LOT 13 EXC N7.5' FOR ALLEYBLK 72



Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Built-Up - Reflect

Style: Ranch

Construction Status: Existing

Floor covering: Carpet, Mexican Tile

Construction: Frame

Fence: Chain Link



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: National City NO. 5

Unit 2 Details: Rent: 700

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Garbage Disposal, Gas Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 36

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 21900.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.82, 14.57

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 0.63

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Graded, Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 120-08-3700

Property Disclosures: Seller Prop Disclosure

Road Maintenance: County

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$137

Analysis: Gross Rent Multi: 14.57

Analysis: Exp/SqFt: 0.10 sq ft

Listing Office

Listing Office ShortId: 4983

Listing Office Phone: (520) 877-4940

Listing Office Url:
www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Address: 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

Listing Member Phone: (520) 331-7768, 53782



Units Information

Unit 1 Details: Rent: 1125
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1050
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 385
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: 3
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: Smoke Detector, No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Room
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Electric
Gas: Natural

Exterior Features: Shed
Accessibility Features: None
RV Parking: Other: No
Main Cooling: Central Air
Patio/Deck: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 2

Nearby Schools

High School: Pueblo
Elementary School: Rose
Middle School: Utterback-Magnet

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$75

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$62

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$740.37

