



**\$299,900**

## **246 W TENNESSEE ST, TUCSON, AZ 85714, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Fantastic income producing duplex! If you're looking for a solid investment property this fully occupied duplex could be it. Both units were fully renovated in 2022. One unit has 3 bedrooms and 2 baths and another unit is 1 bedroom 1 bath. The 3 bedroom house has an impressive split floor plan showcasing soothing palette, [...]



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 60x126

**Attached/Detached:** Detached

**Type:** 2 Plex

**Year built:** 1985

**List Price/SqFt:** 209.14

**List Number Main:** 22324928

**Municipality/Zoning:** Tucson - R2

**View:** Residential

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## Description

**Legal Description:** National City No 5 Lot 13 Exc N7.5' For Alley Blk 72

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## Rooms

**Sauna Level:** TUSD

**Breakfast:** Area

**Dining Room:** Area

**Bathroom Features:** **Countertops/Hall:** Porcelan

**Kitchen Features:** **Pantry:** Cabinet

**Dining Areas:** Dining in LR/GR

**Extra Room:** None

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## Building Details

**Lot Features:** North/South Exposure,Subdivided

**Roof:** Built-up

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame

**Fence:** Chain Link

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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.

**Special Listing Conditions:** None

**Subdivision Name:** National City NO. 5

**Unit 2 Details: Rent:** 700

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Decorative Gravel

**Association & Fees: HOA:** 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 %:** 7.26, 13.69

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 0.63

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Decorative Gravel

**Direction:** W

**Horse Facilities:** No

**Security: Other:** Smoke detectors

**Driveway: Paved:** Garbage Disposal,Gas Range

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 120-08-3700

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$137

**Analysis: Gross Rent Multi:** 13.69

**Analysis: Exp/SqFt: 0.10** sq ft

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## Listing Office

**Listing Office ShortId:** 495204

**Listing Office Phone:** (888) 897-7821

**Listing Office Url:** <http://www.exprealty.com>

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 16165 N 83rd Ave,Ste 200, Peoria, AZ 85382

**Listing Member Phone:** (614) 973-9136, 58842

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## 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

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## Amenities & Features

**Interior Features:** Skylights, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Room  
**Main Heating:** Electric, Forced Air  
**Pool:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 2

**Exterior Features:** Shed  
**Accessibility Features:** None  
**RV Parking: Other:** none  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** Natural

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## Nearby Schools

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

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## 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

