



**\$360,000**

- 2 Plex
- Multifamily
- Active

## 2516 N RICHEY BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

Very well maintained income producing property in central Tucson. Off street parking, spacious floorplans. Good size bedrooms, big eat in kitchen. Laundry hook ups on property. Covered parking and private yards. Property can be sold with 2522-2524 N Richey Blvd. as a packaged deal. Call LA for details.



### Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 201.68

**List Number Main:** 22319139

**Municipality/Zoning:** Tucson - R2

**View:** Sunrise,Sunset

**Type:** 2 Plex

**Year built:** 1970

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** irregular

**Attached/Detached:** Attached



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# Description

**Legal Description:** Grantland Acres Lot 4 Blk 5 Exc E150' & Exc N60'

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# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features:</b> <b>Pantry:</b> Cabinet
<b>Breakfast:</b> Bar,Eat-In	<b>Dining Areas:</b> Breakfast Bar,Eat-In Kitchen
<b>Dining Room:</b> Area	<b>Extra Room:</b> Storage

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# Building Details

<b>Lot Features:</b> North/South Exposure,Subdivided	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Roof:</b> Built-Up - Reflect	<b>Construction:</b> Slump Block
<b>Style:</b> Ranch	<b>Fence:</b> Chain Link,Shared Fence,Slump Block
<b>Construction Status:</b> Existing	

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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:** Grantland Acres

**Unit 2 Details: Rent:** 950

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV, Telephone

**Income: Gross Scheduled Rent:** 22800.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.87, 15.79

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 7.35

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

**Ownership:** Investor

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

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

**Direction:** N

**Horse Facilities:** No

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 111-08-108E

**Property Disclosures:** Unknown

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,675.82

**Analysis: Gross Rent Multi:** 15.79

**Analysis: Exp/SqFt: 0.94** sq ft

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## Listing Office

**Listing Office ShortId:** 51920

**Listing Office Phone:** (520) 612-1700

**Listing Member Phone:** (520) 548-2990,  
32158

**ListingOfficeName:** KMS Realty

**Listing Office Address:** 5225 E Pima St,  
Tucson, AZ 85712

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## Units Information



**Unit 1 Details: Rent:** 950

**Unit 1 Information: Furnished:** No

**Unit 1 Details: SqFt:** 900

**Unit 1 Details: # Full Baths:** 1

**Unit 1 Information: Parking:** Single

**Unit 2 Details: # Full Baths:** 1

**Unit 2 Information: Furnished:** No

**Unit 2 Information: Floor:** Yes, 1st

**Unit 1 Information: Floor:** 1st

**Unit 1 Information: Occupancy:** Yes

**Unit 1 Details: # Bedrooms:** 2

**Unit 1 Details: # Half Baths:** 1

**Unit 2 Details: # Bedrooms:** 2

**Unit 2 Details: SqFt:** 875

**Unit 2 Information: Stories:** Single

**Unit 2 Information: Parking:** Carport

## Amenities & Features

**Interior Features:** Ceiling Fan(s), No

**Sewer:** Connected

**Neighborhood Feature:** None

**Laundry:** Outside

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Accessibility Features:** None

**RV Parking: Other:** no

**Main Cooling:** Central Air

**Patio/Deck:** Enclosed

**Security:** None

**Water:** City Water

**Window Covering:** Some

**Total Parking:** 4

## Nearby Schools

**High School:** Catalina

**Elementary School:** Blenman

**Middle School:** Doolen

## Fees and Taxes



<b>Tax Year: 2022</b>		<b>Expenses: Other Expenses: \$0</b>
<b>Expenses: Resident Manager: \$0</b>		<b>Expenses: Taxes/Assessments: \$1,675.82</b>
<b>Expenses: Management: \$0</b>		<b>Expenses: Water/Sewer: \$0</b>
<b>Expenses: Contract Services: \$0</b>		<b>Expenses: Figures Presented: \$0</b>
<b>Expenses: Admin Expenses: \$0</b>		<b>Expenses: Captial Expenses: \$0</b>
<b>Expenses: Insurance: \$0</b>		<b>Expenses: Gas/Electric: \$0</b>
<b>Expenses: Maintenance Supplies: \$0</b>		<b>Taxes: \$1,675.82</b>

