



\$379,000

2521 N EDITH BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Imagine discovering a charming income property nestled in the heart of central Tucson. This opportunity features a main house with 2 bedrooms and 1 bath, exuding character and warmth, with hardwood floors, updated kitchen and bath, and central heating and cooling. Attached is a 1-bedroom, 1-bath unit, complete with a kitchenette and charming tiled bath, [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 218.07

List Number Main: 22322960

Municipality/Zoning: Tucson - R2

View: Sunrise

Type: 2 Plex

Year built: 1941

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: Irregular

Attached/Detached: Attached





Description

Legal Description: S61' N141' W115' E145' Se4 Ne4 Sw4 .16 Ac Sec 33-13-14 From Parcel:11107353A/S61' N141' W129.5' E159.5' Exc S61' N141'



Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Formica
Kitchen Features: Missing: microwave	Kitchen Features: Pantry: Closet
Breakfast: None	Dining Areas: Dining in LR/GR
Dining Room: Area	Extra Room: None
Kitchen Features: yes	Bathroom Features: Countertops/Hall: Cult Marble, Laminate



Building Details

Lot Features: East/West Exposure	Floor covering: Carpet, Ceramic Tile, Wood
Roof: Built-up, Shingle	Fence: Other: Corrugated Metal
Construction: Frame - Stucco,Masonry Stucco	Style: Bungalow
Fence: Block,Chain Link	Construction: Siding: Yes
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: Roberts Addition

Unit 2 Details: Rent: 845

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Double Sink, Electric Range, Garbage Disposal, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 33

Attribution Contact: 520-403-8284

Tax Code: 111-07-353B

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

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 1464.00

Income: Total Expenses: \$5,060

Analysis: Gross Rent Multi: 13.63

Analysis: Exp/SqFt: 2.91 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Flower Beds, Low Care, Shrubs, Sprinkler/Drip, Trees

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care, Sprinkler/Drip, Trees

Association & Fees: HOA: No

Driveway: Circular

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 29280.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.00, 13.63

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 18.19

Listing Office



Listing Office ShortId: 16706
Listing Office Phone: (520) 299-2201

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

ListingOfficeName: Long Realty Company
Listing Office Address: 4051 E. Sunrise Dr
No. 101, Tucson, AZ 85718
Listing Member Phone: (520) 232-2109,
26304

Units Information

Unit 1 Details: Rent: 1595
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1165
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 573
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

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

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Entertainment Center Built-In,Plant
Shelves,Smoke Detector,Split Bedroom Plan,Walk In
Closets, Yes

Sewer: Connected

Neighborhood Feature: Paved Street

Assoc Amenities: None

Main Cooling: Ceiling Fan(s),Central Air,Wall Unit(s)

Patio/Deck: Covered,Patio

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 4

Exterior Features: None

Accessibility Features: None

RV Parking: Other: None

Laundry: Dryer Included,Laundry
Closet,Washer Included

Main Heating: Baseboard,Forced
Air,Natural Gas

Pool: None

Spa: None

Water Heater: Electric,Natural Gas

Gas: Natural



Nearby Schools

High School: Catalina

Middle School: Doolen

Elementary School: Blenman

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,682

Expenses: Maintenance Supplies: \$1,800

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,578

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,570.41

