



\$1,350,000

252 N MAIN AVE, TUCSON, AZ 85701, USA

<https://rehomes.us>

Hispano-Flemish and California Mission architecture, along with modernized upscale conveniences, create a coveted historical gem in the heart of Tucson's bustling and cultural downtown. The Cheyney House resides in the historic El Presidio Neighborhood, where mature trees canopy the sidewalks, historical mansions are abound, and one can stroll to numerous delectable restaurants and cafe's, trendy [...]

- 2 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.29 acres

Lot Dimensions: 74.84 x 170.06 x 74.80 x 170.07

Attached/Detached: Attached

Type: 2 Plex

Year built: 1996

List Price/SqFt: 487.36

List Number Main: 22411469

Municipality/Zoning: Tucson - HR2

View: City,Residential

Description

Legal Description: Lengthy - See Exhibit A

Rooms

Sauna Level: TUSD

Kitchen Features: Pantry: Cabinet

Laundry: Other: Sets in both units

Dining Areas: Breakfast Nook,Dining in LR/GR

Extra Room: Storage

Bathroom Features: Countertops/Hall: Travertine/Soapstone

Kitchen Features: Countertops: Slate & Soapstone

Kitchen Features: Appliance Color: Stainless

Breakfast: Bar,Nook

Dining Room: Area,Formal

Kitchen Features: Electric & Gas

Building Details

Lot Features: Adjacent to Alley,East/West Exposure

Roof: Shingle

Construction: Brick,Concrete Block,Stucco Finish

Fence: Wrought Iron

Floor covering: Ceramic Tile, Wood

Style: Other: Hispano-Flemish

Style: Spanish Mission

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.	UnBranded Virtual Tour: Tenant, Single. https://player.vimeo.com/video/942800646?badge=0&autoplay=0&player_id=0&app_id=58479
Special Listing Conditions: None	Ownership: Individual
Subdivision Name: N/A	Co-op Fee: \$3
Landscape - Front: Other: Desert Plantings, Shrubs, Trees	Utilities: Tenant, Tenant
Direction: N	Horse Property: No
Horse Facilities: No	Electric: Electric Company: TEP
Landscape - Rear: Other: Desert Plantings, Shrubs, Trees	Driveway: Paved: Breakfast Bar, Dishwasher, Electric Range, Garbage Disposal, Gas Range, Refrigerator
Association & Fees: HOA: Yes	Association & Fees: HOA Transfer Fee: \$0
Association & Fees: HOA Name: Cheyney House	Home Protection: Offered: No
Fema Flood Zone: No	Assessments: \$0
Section: 12	Community: None
Fire Protection: Included in Taxes	Tax Code: Exhibit A
Range: 13.00	Property Disclosures: CC&Rs, Deed Restrictions, Floor Plan, Seller Prop Disclosure, Site Plan
Road Type: Paved	Road Maintenance: City
Technology: High Speed Internet	Terms: Cash
Income: Gross Scheduled Rent: 0.00	Income: Vacancy Loss: 0.00
Income: Other Income: 0.00	Income: Total Expenses: \$19,203.17
Analysis: Cap Rate %: -1.42	Analysis: Exp/SqFt: 6.93 sq ft

Listing Office



Listing Office ShortId: 453501

Listing Office Phone: (520) 461-1255

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

ListingOfficeName: RE/MAX Excalibur Realty

Listing Office Address: 6640 N. Oracle #110, Tucson, AZ 85704

Listing Member Phone: (520) 999-1160, 56580

Units Information

Unit 1 Information: Floor: 1st

Unit 1 Information: Occupancy: Yes

Unit 1 Details: # Bedrooms: 2

Unit 1 Information: Parking: Single

Unit 2 Details: # Full Baths: 2

Unit 2 Information: Furnished: No

Unit 2 Information: Floor: Yes, Basement

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 1428

Unit 1 Details: # Full Baths: 2

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 1342

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: Carport

Amenities & Features

Interior Features: Bay Window,Cathedral Ceilings,Exposed Beams,Foyer,Smoke Detector,Split Bedroom Plan,Split Plan, Yes

Sewer: Connected

Neighborhood Feature: Sidewalks

Main Heating: Other: New HVAC 2024

RV Parking: Other: Short-Term

Laundry: Dryer Included,Laundry Closet,Washer Included

Main Heating: Forced Air,Natural Gas,Zoned

Pool: Community

Spa: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Courtyard,Fountain

Accessibility Features: None

Main Cooling: Other: New HVAC 2024

Water Heater: None: Tankless - 2 systems

Assoc Amenities: Maintenance,Pool

Main Cooling: Central Air,Zoned

Patio/Deck: Covered,Deck,Patio,Paver

Security: Alarm Installed

Water: City Water

Window Covering: Stay

Total Parking: 6



Nearby Schools

High School: Tucson
Middle School: Safford K-8 Magnet
Elementary School: Davis Bilingual Magnet

Fees and Taxes

Tax Year: 2023	Association & Fees: HOA Amt (Monthly): \$300
Association & Fees: HOA Payment Frequency: Monthly	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$7,032.17
Expenses: Management: \$0	Expenses: Water/Sewer: \$1,440
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$594	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$2,100	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$8,037	Taxes: \$7,032.17

