



\$399,900

2529 N FORGEUS AVE, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Seller will accept or counter offers within the price range of \$399,900 - \$420,000.00. Great location for this central triplex and so close to the University of Arizona. Each unit is 2 bedroom and 1 bath. Front unit is much larger with a fireplace, back 2 units are smaller. All units on evaporative cooling and [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 150.62

List Number Main: 22317448

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Type: 3 Plex

Year built: 1980

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: 92 x 99

Attached/Detached: Attached





Description

Legal Description: From Parcel:001010010 /Grant Road Park No 2 E100' Of Lot 8 Blk 6



Rooms

Sauna Level: TUSD	Breakfast: Eat-In
Dining Areas: Breakfast Nook,Eat-In Kitchen	Dining Room: Area
Extra Room: Storage	Kitchen Features: included



Building Details

Lot Features: East/West Exposure,North/South Exposure	Floor covering: Ceramic Tile
Roof: Built-up	Construction: Slump Block
Style: Territorial	Fence: Wood
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: Grant Rd Park 2

Unit 2 Details: Rent: 595

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 112-07-1760

Property Disclosures: Unknown

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,640.56

Analysis: Gross Rent Multi: 223.41

Analysis: Exp/SqFt: 0.99 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low
Care,Natural Desert

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low
Care,Natural Desert

Home Protection: Offered: No

Fema Flood Zone: TBD

Section: 32

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Gravel,Paved

Technology: Cable TV,High Speed
Internet

Income: Gross Scheduled Rent:
1790.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -0.21, 223.41

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 147.52

Listing Office

Listing Office ShortId: 498306

Listing Office Phone: (520) 207-0903

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Terr

Listing Office Address: 6444 E Tanque Verde Rd,
Tucson, AZ 85715

Listing Member Phone: (520) 240-1044, 8970

Units Information



Unit 1 Details: Rent: 695
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1055
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 800
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport
Unit 3 Details: SqFt: 800
Unit 3 Information: Occupancy: Yes

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: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st
Unit 3 Information: Monthly Rent: 500
Unit 3 Details: # Bedrooms: 2
Unit 4 Details: # Full Baths: 1

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet,Outside
Main Heating: Heat Pump
Pool: None
Spa: None
Water Heater: Electric
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Main Cooling: Evaporative Cooling
Patio/Deck: Patio
Security: None
Water: City Water
Window Covering: Some
Total Parking: 6

Nearby Schools

High School: Catalina
Elementary School: Cragin

Middle School: Doolen

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$2,530.56
Expenses: Management: \$0		Expenses: Water/Sewer: \$110
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$0		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$2,530.56

