



\$450,000

4302 E FLOWER ST, TUCSON, AZ 85712, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Range Priced \$450,000 to \$475,000 Come and see this great little Duplex, well cared for and updated. A great investment property for income. Also a great investment property for a budding investor. Live in one side and rent the other out. Properties have separate water meters, electric meters and Columbus has gas service. 4302 Flower [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 17

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: 81' x 103'

Attached/Detached: Attached

Type: 2 Plex

Year built: 1950

List Price/SqFt: 195.40

List Number Main: 22406790

Municipality/Zoning: Tucson - R2

View: Residential

Description

Legal Description: VISTA DEL MONTE TRACT AMENDED W80' LOT 2 BLK C

Rooms

Sauna Level: TUSD

Kitchen Features: **Pantry:** Cabinet

Breakfast: Area

Dining Room: Area

Kitchen Features: **Countertops:** Quartz

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Breakfast Bar

Extra Room: None

Building Details

Lot Features: Corner Lot,East/West Exposure,North/South Exposure

Roof: Built-up, Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

Fence: Wood

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: Speedway Addition NO. 1

Unit 2 Details: Rent: 1250

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Dishwasher,Electric Range,Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 110-08-0760

Property Disclosures: Floor Plan,Insurance Claims History Report,Lead Based Paint,Military Airport Vct,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,355

Analysis: Gross Rent Multi: 30.00

Analysis: Exp/SqFt: 1.46 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Low Care,None

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 34

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 15000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 2.59, 30.00

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 22.37

Listing Office

Listing Office ShortId: 427506

Listing Office Phone: (480) 685-2760

Listing Member Phone: (520) 260-0567,
35337

ListingOfficeName: My Home Group Real Estate

Listing Office Address: 2910 N Swan Rd #204,
Tucson, AZ 85712



Units Information

Unit 1 Details: Rent: 1800
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 950
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1400
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector,Storage, No
Sewer: Connected
Neighborhood Feature: Paved Street
Laundry: Laundry Closet,Outside
Main Heating: Forced Air,Heat Pump,Natural Gas
Pool: None
Spa: None
Water Heater: Electric,Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Main Cooling: Ceiling Fan(s),Central Air
Patio/Deck: Covered,Gazebo
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Nearby Schools

High School: Catalina
Elementary School: Whitmore

Middle School: Doolen

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,241

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,114

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,114.71

