



\$545,000

2558 E FLORENCE DR, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This extraordinary duplex property is located in the sought after Madera Park Subdivision just a few steps to the park. Meticulously maintained with no deferred maintenance. Owner occupied, a true pride of ownership property. Unique old world brick architecture with lush desert landscaping, private outdoor spaces and covered parking, The front 2/1 unit has been [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 313.40

List Number Main: 22413185

Municipality/Zoning: Tucson - R1

View: None

Type: 2 Plex

Year built: 1965

County: Pima

Lot Acres: 0.27 acres

Lot Dimensions: 85' x 137'

Attached/Detached: Attached





Description

Legal Description: From Parcel:001010010 /La Madera Lot 29 & E5' Of Former Walkway Blk 1



Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Dining in LR/GR,Eat-In Kitchen

Extra Room: Loft

Kitchen Features: **Pantry:** Cabinet

Breakfast: Eat-In

Dining Room: Area



Building Details

Lot Features: North/South Exposure

Roof: Shingle

Style: Tuscan

Construction Status: Existing

Floor covering: Carpet, Concrete, Wood

Construction: Brick

Fence: Block



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: La Madera Addition

Unit 2 Details: Rent: 1500

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 32

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 39600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.97, 14.49

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 13.44

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings

Direction: E

Horse Facilities: Yes

Landscape - Rear: Other: Desert Plantings

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 112-04-0300

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 1980.00

Income: Total Expenses: \$5,057

Analysis: Gross Rent Multi: 14.49

Analysis: Exp/SqFt: 2.91 sq ft

Listing Office

Listing Office ShortId: 51299

Listing Office Phone: (480) 649-3536

Listing Member Phone: (520)
591-1736, 15346

ListingOfficeName: Better Homes & Gardens Real Estate-SJ Fowler

Listing Office Address: 6360 E Brown Rd Ste 103,
Mesa, AZ 85205

Units Information



Unit 1 Details: Rent: 1800
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1050
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 790
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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),Vaulted Ceilings
Sewer: Connected
Neighborhood Feature: Basketball Court,Jogging/Bike Path,Park
Laundry: Dryer Included,In Kitchen,Laundry Room,Washer Included
Main Heating: Heat Pump
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: Shed
Accessibility Features: None
RV Parking: Other: none
Main Cooling: Central Air
Patio/Deck: Covered
Security: Window Bars
Water: City Water
Window Covering: Stay
Total Parking: 4

Nearby Schools

High School: Catalina
Elementary School: Cragin

Middle School: Doolen

Fees and Taxes



Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,557
Expenses: Management: \$0	Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,100	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$2,400	Taxes: \$1,557.56

