



\$475,000

- 2 Plex
- Multifamily
- Active

**2618 N SPARKMAN BLVD, TUCSON, AZ  
85716, USA**

<https://rehomes.us>

TBD



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## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 225.33

**List Number Main:** 22404529

**Municipality/Zoning:** Tucson - R2

**View:** Residential

**Type:** 2 Plex

**Year built:** 1958

**County:** Pima

**Lot Acres:** 0.31 acres

**Lot Dimensions:** 75x243x57x62x19x180

**Attached/Detached:** Detached

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## Description



**Legal Description:** From Parcel:001010010 /Fruitvale N75' S240' Of 5 & N75' S240' Of Lot 4 Exc S15' E60' Thereof Blk 5

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## Rooms

<b>Sauna Level:</b> TUSD	<b>Breakfast:</b> Bar
<b>Dining Areas:</b> Breakfast Bar	<b>Dining Room:</b> Area
<b>Extra Room:</b> Arizona Room,Storage	

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## Building Details

<b>Lot Features:</b> Subdivided	<b>Floor covering:</b> Carpet, Ceramic Tile, Concrete, Vinyl
<b>Roof:</b> Built-up, Shingle	<b>Construction:</b> Concrete Block,Stucco Finish
<b>Style:</b> Ranch	<b>Fence:</b> Wood
<b>Construction Status:</b> Existing	

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## 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:** Fruitvale Addition

**Unit 2 Details: Rent:** 1800

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher,Electric Range,Garbage Disposal,Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV,High Speed Internet,Telephone

**Income: Gross Scheduled Rent:** 3290.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.69, 144.38

**Analysis: Vacancy Rate %:** 0.00

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Low Care

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 111-07-0960

**Property Disclosures:** Deed Restrictions,Lead Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

**Analysis: Gross Rent Multi:** 144.38

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## Listing Office

**Listing Office ShortId:** 51920

**Listing Office Phone:** (520) 612-1700

**Listing Member Phone:** (520) 401-8988, 13203

**ListingOfficeName:** KMS Realty

**Listing Office Address:** 5225 E Pima St, Tucson, AZ 85712



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## Units Information

**Unit 1 Details: Rent:** 1490  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 968  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 1140  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

**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, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Smoke Detector  
**Sewer:** Connected  
**Neighborhood Feature:** Paved Street  
**Main Cooling:** Ceiling Fan(s),Central Air  
**Patio/Deck:** Patio  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** Natural

**Exterior Features:** None  
**Accessibility Features:** None  
**Laundry:** Laundry Room  
**Main Heating:** Electric  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Blenman

**Middle School:** Doolen

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## Fees and Taxes



**Tax Year:** 2023

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$0

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$0

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$1,336

