



**\$485,000**

## 2625 E PRINCE RD, TUCSON, AZ 85716, USA

<https://rehomes.us>

Fantastic 2 plex property with a great location in central Tucson, just south of the Foothills! Unit A is a 2 bed 2 bath with a huge primary bedroom with en suite bath. Second bedroom with full bath off the hall. Granite counters, air conditioning, and tile throughout. Very quiet, with a lovely [...]

- 2 Plex
- Multifamily
- Active



### Basics

**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 59' x 134' x 133' x 59'

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1971

**List Price/SqFt:** 242.50

**List Number Main:** 22406533

**Municipality/Zoning:** Tucson - R1

**View:** Residential



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## Description

**Legal Description:** E60' W298' S145' SE4 SW4 NE4 EXC S30' FOR RD.16 AC SEC 29-13-14

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## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Bar,Breakfast Nook,Dining in LR/GR

**Extra Room:** None

**Breakfast:** Area,Bar,Eat-In

**Dining Room:** Area,Formal

**Kitchen Features:** 2

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## Building Details

**Lot Features:** East/West Exposure

**Roof:** Built-up

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Burnt Adobe,Frame - Stucco

**Fence:** Block,Wood

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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:** N/A

**Unit 2 Details: Rent:** 1500

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher, Electric Range

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 112-01-0740

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

**Road Maintenance:** City

**Terms:** Cash, Conventional, Submit

**Income: Vacancy Loss:** 1536.00

**Income: Total Expenses:** \$6,817.88

**Analysis: Gross Rent Multi:** 13.16

**Analysis: Exp/SqFt:** 3.41 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Decorative Gravel

**Direction:** E

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Fema Flood Zone:** TBD

**Section:** 29

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 38400.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.20, 13.16

**Analysis: Vacancy Rate %:** 4.00

**Analysis: Exp % of Gross:** 18.49

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## Listing Office

**Listing Office ShortId:** 478313

**Listing Office Phone:** (520) 615-8400

**Listing Member Phone:** (520) 400-9811, 18847

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718



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## Units Information

**Unit 1 Details: Rent:** 1700

**Unit 1 Information: Furnished:** No

**Unit 1 Details: SqFt:** 1200

**Unit 1 Details: # Full Baths:** 2

**Unit 2 Details: # Bedrooms:** 2

**Unit 2 Details: SqFt:** 800

**Unit 2 Information: Stories:** Single

**Unit 2 Information: Parking:** On Street

**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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s)

**Sewer:** Septic

**Neighborhood Feature:** Paved Street

**Laundry:** Laundry Closet

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None

**Water Heater:** Recirculating Pump

**Gas:** None

**Exterior Features:** Courtyard

**Accessibility Features:** None

**RV Parking: Other:** Confirm

**Main Cooling:** Central Air

**Patio/Deck:** Patio

**Security:** None

**Water:** City Water

**Window Covering:** Stay

**Total Parking:** 4

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## Nearby Schools

**High School:** Catalina

**Elementary School:** Cragin

**Middle School:** Doolen

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## Fees and Taxes



**Tax Year: 2023**

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

**Expenses: Management: \$0**

**Expenses: Contract Services: \$200**

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

**Expenses: Insurance: \$1,806.53**

**Expenses: Maintenance Supplies: \$3,000**

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

**Expenses: Taxes/Assessments: \$1,811.36**

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

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

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

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

**Taxes: \$1,802.46**

