



\$665,000

**2641 E FORT LOWELL RD, TUCSON, AZ
85716, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

One mile to over 100 miles of River bike & walking/running path!
A mile to the Racquet Club & 1.3 miles to the UofA! LOCATION
LOCATION LOCATIONRarely available WINTERHAVEN DUPLEX
Floors are "wood" tile. All newer appliances. Spacious desert
gardens, one with a hot tub. Stacked modern washers &
dryers,covered parking one for each unit. [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.28 acres

Lot Dimensions: 70X145X71X145

Attached/Detached: Attached

Type: 2 Plex

Year built: 1952

List Price/SqFt: 365.79

List Number Main: 22415903

Municipality/Zoning: Tucson - 03

View: None

Description

Legal Description: Winterhaven Lot 47 Blk 10

Rooms

Sauna Level: TUSD

Breakfast: None

Dining Room: Area

Kitchen Features: Appliance Color: Stainless

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: East/West Exposure

Roof: Built-Up - Reflect

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Concrete Block,Masonry Stucco

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: Winterhaven

Unit 2 Details: Rent: 1700

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: Electric Range, Refrigerator

Association & Fees: HOA Transfer Fee: \$300

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 112-03-2660

Property Disclosures: Deed Restrictions

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,038

Analysis: Gross Rent Multi: 16.30

Analysis: Exp/SqFt: 1.67 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings, Sprinkler/Drip, Trees

Association & Fees: HOA: Yes

Association & Fees: HOA Name: WINTERHAVEN

Fema Flood Zone: Yes

Section: 29

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 40800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.68, 16.30

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 7.45

Listing Office

Listing Office ShortId: 5169

Listing Office Phone: (520) 505-3000

Listing Member Phone: (520) 977-5973, 19202

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Rd Ste 135, #135, Tucson, AZ 85704



Units Information

Unit 1 Details: Rent: 1700
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 908
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 908
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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

Amenities & Features

Interior Features: Smoke Detector	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Paved Street	Electric: Solar
Water: Other: winterhaven \$80	RV Parking: Other: none
Assoc Amenities: None	Laundry: Laundry Closet
Main Cooling: Central Air,Heat Pump	Main Heating: Electric,Forced Air,Heat Pump
Patio/Deck: None	Pool: None
Security: None	Spa: Community
Water Heater: Electric	Window Covering: Stay
Gas: None	Total Parking: 6

Nearby Schools

High School: Catalina	Middle School: Doolen
Elementary School: Cragin	

Fees and Taxes



Tax Year: 2023	Association & Fees: HOA Amt (Monthly): \$80
Association & Fees: HOA Payment Frequency: Monthly	Expenses: Other Expenses: \$400
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$2,076
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: \$562	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$2,076

