



**\$350,000**

## **2653 N PARK AVE, TUCSON, AZ 85719, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Charming Duplex with buildable land in Prime Location. A fantastic rental opportunity awaits you just minutes away from the U of A, CatTran bus stop, mountain bike lane, Sun Link Streetcar, downtown Tucson, and PCC. Nestled in the heart of this vibrant community, this double brick duplex offers a unique blend of comfort and potential. [...]



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### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 271.74

**List Number Main:** 22403075

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s),Residential

**Type:** 2 Plex

**Year built:** 1959

**County:** Pima

**Lot Acres:** 0.26 acres

**Lot Dimensions:** Irregular

**Attached/Detached:** Attached





## Description

**Legal Description:** OCOTILLO PARK LOT & S8' OF EAST-WEST ALLEY LYG S OF LOT 76 IN EL CERRITO EST



## Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

**Breakfast:** None

**Dining Room:** None



## Building Details

**Lot Features:** East/West Exposure

**Roof:** Built-Up - Reflect

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Brick

**Fence:** Block,Chain Link,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:** Property Sold As-Is **Ownership:** Individual

**Subdivision Name:** Ocotillo Park (40-76)

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

**Landscape - Front:** **Other:** None

**Utilities:** Owner, Owner

**Direction:** N

**Horse Property:** No

**Horse Facilities:** No

**Electric:** **Electric Company:** TEP

**Landscape - Rear:** **Other:** None

**Driveway:** **Paved:** Electric Range, Gas Range, Refrigerator

**Association & Fees:** **HOA:** No

**Home Protection:** **Offered:** No

**Driveway:** None

**Fema Flood Zone:** No

**Assessments:** \$18,074

**Section:** 31

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 113-09-090A

**Range:** 14.00

**Property Disclosures:** Lead Based Paint, Unknown

**Road Type:** Paved

**Road Maintenance:** City

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

**Terms:** Cash, Conventional

**Income:** **Gross Scheduled Rent:** 15000.00

**Income:** **Vacancy Loss:** 0.00

**Income:** **Other Income:** 0.00

**Income:** **Total Expenses:** \$7,898.45

**Analysis:** **Cap Rate %:** 2.03, 23.33

**Analysis:** **Gross Rent Multi:** 23.33

**Analysis:** **Vacancy Rate %:** 0.00

**Analysis:** **Exp/SqFt:** 6.13 sq ft

**Analysis:** **Exp % of Gross:** 52.66

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## Listing Office

**Listing Office ShortId:** 5706

**ListingOfficeName:** Hot Casa Real Estate

**Listing Office Phone:** (520) 444-9370

**Listing Office Address:** 427 W Speedway Blvd, Tucson, AZ 85705

**Listing Member Phone:** (520) 839-9539, 37300

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## Units Information



**Unit 1 Details: Rent:** 1250  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 644  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 644  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 1  
**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), No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Green Features:** Solar PV System  
**Main Heating:** Heat Pump  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 5

**Exterior Features:** None  
**Accessibility Features:** None  
**Laundry:** Dryer Included,Washer Included  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Amphitheater  
**Elementary School:** Prince

**Middle School:** Amphitheater

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## Fees and Taxes



<b>Tax Year: 2023</b>		<b>Expenses: Other Expenses: \$0</b>	
<b>Expenses: Resident Manager: \$0</b>		<b>Expenses: Taxes/Assessments: \$1,388.45</b>	
<b>Expenses: Management: \$0</b>		<b>Expenses: Water/Sewer: \$1,680</b>	
<b>Expenses: Contract Services: \$0</b>		<b>Expenses: Figures Presented: \$0</b>	
<b>Expenses: Admin Expenses: \$0</b>		<b>Expenses: Captial Expenses: \$0</b>	
<b>Expenses: Insurance: \$800</b>		<b>Expenses: Gas/Electric: \$3,330</b>	
<b>Expenses: Maintenance Supplies: \$700</b>		<b>Taxes: \$1,388.45</b>	

