



\$725,000

29 E UNIVERSITY BLVD, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

"Welcome to a West University 3-plex, offering a blend of modern comfort and historic charm. The main building features a spacious 1-bedroom, 1-bathroom home spanning 626 square feet, complete with a den/office space and stylish scored concrete floors. The expansive living area provides ample room for relaxation and entertainment and adjacent to the main unit, [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.18 acres

Lot Dimensions: 54 x 134

Attached/Detached: Detached

Type: 3 Plex

Year built: 1934

List Price/SqFt: 418.11

List Number Main: 22407326

Municipality/Zoning: Tucson - HO3

View: Mountain(s)

Description

Legal Description: Tucson Lot 15 Blk 29

Rooms

Sauna Level: TUSD

Breakfast: Area

Dining Room: Area

Laundry: Other: None

Dining Areas: Breakfast Nook

Extra Room: Bonus Room

Building Details

Lot Features: Adjacent to Alley,North/South Exposure,Subdivided

Roof: Built-Up - Reflect, Shingle

Style: Southwestern,Spanish Mission

Construction Status: Existing

Floor covering: Concrete

Construction: Brick,Frame - Stucco

Fence: Wrought Iron

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:
1800

Utilities: Owner,
Tenant

Horse Property: No

**Electric: Electric
Company:** TEP

Driveway: Paved: Gas
Range,Refrigerator

**Home Protection:
Offered:** No

Fema Flood Zone: No

Section: 12

Attribution Contact:
deniceo@longrealty.com

Tax Code: 117-03-1100

Property Disclosures:
Floor Plan,Insurance
Claims History
Report,Lead Based
Paint,Seller Prop
Disclosure

Road Maintenance:
City

Terms:
Cash,Conventional

**Income: Vacancy
Loss:** 0.00

**Income: Total
Expenses:** \$4,389

**Analysis: Gross Rent
Multi:** 13.94

Analysis: Exp/SqFt:
2.53 sq ft

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

https://www.floorplansfirst.com/plan_details.php?ID=13643&bk=wfyj&siteid=2

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Shrubs,Sprinkler/Drip

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Shrubs,Sprinkler/Drip,Trees

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 52000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.57, 13.94

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 8.44



Listing Office

Listing Office ShortId: 52896
Listing Office Phone: (520) 918-2400
Listing Member Phone: (520) 909-6592,
10387

ListingOfficeName: Long Realty Company
Listing Office Address: 1880 E River Rd Ste 120,
Tucson, AZ 85718

Units Information

Unit 1 Details: Rent: 1700
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 626
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 773
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Street, On Street
Unit 3 Details: SqFt: 335
Unit 3 Information: Stories: Single
Unit 3 Information: Furnished: No

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
Unit 3 Information: Monthly Rent: 900
Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Occupancy: Yes
Unit 4 Details: # Full Baths: 1

Amenities & Features



Interior Features: Ceiling Fan(s),Smoke Detector

Sewer: Connected

Neighborhood Feature: Historic,Jogging/Bike Path,Paved Street,Sidewalks

Patio/Deck: Other: Uncovered Slab

Assoc Amenities: None

Patio/Deck: Covered,None

Security: None

Water: City Water

Window Covering: Stay

Exterior Features: Shed

Accessibility Features: None

Main Cooling: Other: AC Zoned

RV Parking: Other: None

Main Heating: Zoned

Pool: None

Spa: None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Tucson

Middle School: Roskruge Bilingual Magnet

Elementary School: Roskruge

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,154

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,335

Expenses: Water/Sewer: \$900

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,355.51

