



\$550,000

2702 N DODGE BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Great opportunity! Well rented Triplex with 3br/2ba house, 2br/1 bath attached unit and a 2br/1 ba guest house in perfectly located Central Tucson. All properties have been renovated within last year. Each unit has a separate entrance, an option for parking spaces. & fully fenced yards. Do not disturb occupants.



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Type: 3 Plex

Year built: 1973

List Price/SqFt: 253.81

List Number Main: 22415642

Municipality/Zoning: Tucson - R2

View: Residential

Description

Legal Description: Glen View Lot 11

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Other

Dining Areas: Dining in LR/GR

Extra Room: None

Kitchen Features: **Pantry:** Cabinet

Breakfast: Area

Dining Room: None

Building Details

Lot Features: Corner Lot,Subdivided

Roof: Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile, Vinyl

Construction: Brick,Frame - Stucco

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: None

Subdivision Name: Glenn View

Unit 2 Details: Rent: 975

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Double Sink, Electric Range, Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 33

Attribution Contact: 520-444-6694

Tax Code: 111-08-2850

Property Disclosures: CC&Rs, Insurance Claims History Report, Lead Based Paint, Plat Map, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$30

Analysis: Gross Rent Multi: 440.00

Analysis: Exp/SqFt: 0.01 sq ft

UnBranded Virtual Tour: [Owner, 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

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 1250.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.22, 440.00

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 2.40

Listing Office

Listing Office ShortId: 16717

Listing Office Phone: (520) 918-6500

Listing Office Url:
<http://www.LongRealty.com>

ListingOfficeName: Long Realty Company

Listing Office Address: 8540 N. Oracle Rd,
Oro Valley, AZ 85704

Listing Member Phone: (520) 444-6694,
10179



Units Information

Unit 1 Details: Rent: 1275	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 1178	Unit 1 Details: # Bedrooms: 3
Unit 1 Details: # Full Baths: 1	Unit 1 Details: # Half Baths: 1
Unit 1 Information: Parking: Single	Unit 2 Details: # Bedrooms: 2
Unit 2 Details: # Full Baths: 1	Unit 2 Details: SqFt: 650
Unit 2 Information: Furnished: No	Unit 2 Information: Stories: Single
Unit 2 Information: Floor: Yes, 1st	Unit 2 Information: Parking: On Property, On Property
Unit 3 Information: Monthly Rent: 975	Unit 3 Details: SqFt: 650
Unit 3 Details: # Bedrooms: 2	Unit 3 Information: Stories: Single
Unit 3 Information: Occupancy: Yes	Unit 3 Information: Furnished: No
Unit 4 Details: # Full Baths: 1	

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector, No	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	Assoc Amenities: None
Laundry: Laundry Closet	Main Cooling: Central Air
Main Heating: Electric,Forced Air,Natural Gas	Patio/Deck: None
Pool: None	RV Parking: Space Available
Security: None	Spa: None
Water: City Water	Water Heater: Electric,Natural Gas
Window Covering: Stay	Gas: Natural
Total Parking: 3	

Nearby Schools



High School: Catalina
Elementary School: Wright

Middle School: Doolen

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: \$30
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$0
Taxes: \$2,291.67

