



**\$249,900**

## **2715 S NORTON VISTA, TUCSON, AZ 85713, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Excellent Opportunity for new owner with rental income from next door, or investor looking to add to their portfolio or fix and flip. Duplex w/3 bed and 1 bath (rear unit #2717 available to show) and 2 bed and 1 bath unit #2719 needing some cosmetic improvements. NEW ROOF in May 2024. Rents are very [...]

### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 143.29

**List Number Main:** 22415871

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s)

**Type:** 2 Plex

**Year built:** 1952

**County:** Pima

**Lot Acres:** 0.24 acres

**Lot Dimensions:** 79'x130'x80'x127'

**Attached/Detached:** Attached





## Description

**Legal Description:** Sunland Vista Amended Lot 155



## Rooms

<b>Sauna Level:</b> TUSD	<b>Laundry: Other:</b> utility room
<b>Breakfast:</b> Area	<b>Dining Areas:</b> Dining in LR/GR
<b>Dining Room:</b> Area	<b>Extra Room:</b> None



## Building Details

<b>Lot Features:</b> East/West Exposure,Subdivided	<b>Floor covering:</b> Carpet, Ceramic Tile, Vinyl
<b>Roof:</b> Shingle	<b>Construction:</b> Brick
<b>Style:</b> Ranch	<b>Fence:</b> Chain Link
<b>Construction Status:</b> Existing	



## 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

**Subdivision Name:** Sunland Gardens

**Unit 2 Details: Rent:** 700

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

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

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 29

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 17400.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 4.66, 14.36

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 33.09

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Low Care

**Direction:** S

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Community:** None

**Tax Code:** 132-11-1640

**Property Disclosures:** Lead Based Paint, Military Airport Vct, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$5,757

**Analysis: Gross Rent Multi:** 14.36

**Analysis: Exp/SqFt:** 3.30 sq ft

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## Listing Office

**Listing Office ShortId:** 5145

**Listing Office Phone:** (520) 909-4038

**Listing Member Phone:** (520) 909-4038, 2658

**ListingOfficeName:** R. J. Ryan & Associates, LLC

**Listing Office Address:** 2803 E. 8th St, Tucson, AZ 85716

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## Units Information



**Unit 1 Details: Rent:** 750  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 995  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 749  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 3  
**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:** No  
**Sewer:** Connected  
**Neighborhood Feature:** Park  
**Main Cooling:** Central Air,Evaporative Cooling  
**Pool:** None  
**Security:** Window Bars  
**Water:** City Water  
**Window Covering:** Some  
**Total Parking:** 4

**Exterior Features:** Shed  
**Accessibility Features:** None  
**Patio/Deck: Other:** Cvr'd front porches  
**Main Heating:** Forced Air  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Cavett

**Middle School:** Utterback-Magnet

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## Fees and Taxes



**Tax Year:** 2023

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

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

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

**Expenses: Insurance:** \$1,967

**Expenses: Maintenance Supplies:** \$500

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

**Expenses: Taxes/Assessments:** \$890

**Expenses: Water/Sewer:** \$2,400

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

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

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

**Taxes:** \$889.43

