



\$599,000

2803 N GERONIMO AVE, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

4plex (2 duplexes) with 3 of the 4 units recently updated. No carpeting, 2 and 3 bedroom floorplans, No HOA, and lots of room for parking. Located on corner lot across from Elementary School with easy access to I-10, downtown, and U of A.



Basics

Category: Multifamily

Status: Active

Days On Market: 141

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 120 x 60

Attached/Detached: Attached

Type: 4 Plex

Year built: 1949

List Price/SqFt: 178.38

List Number Main: 22302574

Municipality/Zoning: Tucson - R2

View: None





Description

Legal Description: Coronado Heights E60' Lot 9 Blk 30



Rooms

Sauna Level: Amphitheater

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: None

Dining Room: None



Building Details

Lot Features: Corner Lot,East/West Exposure

Floor covering: Ceramic Tile, Wood

Construction: Masonry Stucco

Fence: None

Roof: Other: Composition

Roof: Rolled

Style: Southwestern

Construction Status: 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: None

Subdivision Name: Coronado Heights

Unit 2 Details: Rent: 850

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range,Gas Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 36

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 4600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -0.17, 130.22

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 122.39

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: N

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 107-12-2970

Property Disclosures: Addendum,Lead Based Paint,Leases,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$5,630

Analysis: Gross Rent Multi: 130.22

Analysis: Exp/SqFt: 1.68 sq ft

Listing Office

Listing Office ShortId: 110

ListingOfficeName: Fort Lowell Realty & Property Management, Inc.

Listing Office Phone: (520) 322-0000

Listing Office Address: 2026 E. Prince, Tucson, AZ 85719

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

Listing Member Phone: (520) 307-4384, 29962

Units Information



Unit 1 Details: Rent: 1400

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 893

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 685

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property, On Property

Unit 3 Details: SqFt: 893

Unit 3 Information: Stories: Single

Unit 3 Information: Occupancy: No

Unit 4 Details: Rent: 1050

Unit 4 Details: # Full Baths: 1, 1

Unit 4 Information: Occupancy: No

Unit 4 Information: Floor: 1st

Unit 4 Information: Parking: On Property

Unit 1 Information: Floor: 1st

Unit 1 Information: Occupancy: No

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

Unit 3 Information: Monthly Rent: 1400

Unit 3 Details: # Bedrooms: 3

Unit 3 Information: Floor: 1st

Unit 3 Information: Furnished: No

Unit 4 Details: SqFt: 888

Unit 4 Details: # Bedrooms: 2

Unit 4 Information: Stories: Single

Unit 4 Information: Furnished: No

Amenities & Features

Interior Features: No

Sewer: Connected

Neighborhood Feature: None

Laundry: None

Main Heating: Baseboard, Forced Air, Natural Gas

Pool: None

Spa: None

Water Heater: Electric

Gas: Natural

Exterior Features: None

Accessibility Features: None

RV Parking: Other: none

Main Cooling: Ceiling Fan(s), Evaporative Cooling

Patio/Deck: Slab

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 8





Nearby Schools

High School: Amphitheater

Middle School: Amphitheater

Elementary School: Keeling



Fees and Taxes

Tax Year: 2021

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,400

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,230

Expenses: Water/Sewer: \$2,000

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,244

