



\$695,000

2813 E ALLEN RD, TUCSON, AZ 85716, USA

<https://rehomes.us>

Unbelievably charming property so close to U of A and Banner Hospital. This is two separate tax parcels that are being sold as one. Each parcel has a duplex on it. Front unit 2913 is a one bedroom 1 bath with AC - Attached is a 2 BR/ 1 BA unit with AC --- Rear [...]

- 4 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

Days On Market: 20

County: Pima

Lot Acres: 0.59 acres

Lot Dimensions: 93 x 277

Attached/Detached: Attached

Type: 4 Plex

Year built: 1984

List Price/SqFt: 255.51

List Number Main: 22312384

Municipality/Zoning: Tucson - R1

View: Mountain(s)





Description

Legal Description: From Parcel:11201009A /E45' N192' S222' W262' & E5' W222' N83' S305' Of Ne4 Ne4 .23 Ac Sec 29-13-14 ANDE70' W292' N83



Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR,Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Built-Up - Reflect, Shingle

Style: Territorial

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Frame - Stucco

Fence: 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: Unsubdivided

Unit 2 Details: Rent: 720

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 112-01-009D

Property Disclosures: Insurance Claims History Report

Road Maintenance: Owner Maintenance

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$630

Analysis: Gross Rent Multi: 281.38

Analysis: Exp/SqFt: 0.23 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care, Natural Desert

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel, Desert Plantings, Low Care, Natural Desert

Association & Fees: HOA: No

Fema Flood Zone: TBD

Section: 29

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Gravel

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 2470.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.26, 281.38

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 25.51

Listing Office

Listing Office ShortId: 498306

Listing Office Phone: (520) 207-0903

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Terr

Listing Office Address: 6444 E Tanque Verde Rd, Tucson, AZ 85715

Listing Member Phone: (520) 240-1044, 8970



Units Information

Unit 1 Details: Rent: 560	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 500	Unit 1 Details: # Bedrooms: 1
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 2	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 860	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: 495
Unit 3 Details: SqFt: 500	Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Stories: Single	Unit 3 Information: Occupancy: Yes
Unit 3 Information: Furnished: No	Unit 4 Details: Rent: 695
Unit 4 Details: SqFt: 860	Unit 4 Details: # Full Baths: 1, 1
Unit 4 Details: # Bedrooms: 2	Unit 4 Information: Occupancy: Yes
Unit 4 Information: Stories: Split	Unit 4 Information: Floor: 1st
Unit 4 Information: Furnished: No	Unit 4 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s)	Exterior Features: BBQ,Courtyard
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Paved Street	Laundry: Laundry Room
Main Cooling: Central Air,Evaporative Cooling	Main Heating: Radiant,Zoned
Patio/Deck: Slab	Pool: None
RV Parking: Space Available	Security: None
Spa: None	Water: City Water
Water Heater: Electric	Window Covering: Some
Gas: None	Total Parking: 8





Nearby Schools

High School: Catalina

Elementary School: Cragin

Middle School: Doolen



Fees and Taxes

Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$80

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$270

Expenses: Water/Sewer: \$120

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$160

Taxes: \$1,625.86

