



**\$342,000**

## **3635 E GLENN ST, TUCSON, AZ 85716, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This is a perfect investment opportunity with NO HOA, only 15 minutes from the University! Great potential in midtown, central to all the best of what Tucson has to offer. Two updated units, to rent or to live, ready for immediate occupancy! Front house: 3bd/2ba, custom jetted showers, Hunter ceiling fans, brand NEW tankless water [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 231.86

**List Number Main:** 22413853

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s)

**Type:** 2 Plex

**Year built:** 1945

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 117x71x118x74

**Attached/Detached:** Detached





# Description

**Legal Description:** From Parcel:001010010 /Lincoln Park N60' S240' Lot 10 Blk 6



# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features: Countertops:</b> Granite
<b>Breakfast:</b> Nook	<b>Dining Areas:</b> Breakfast Nook
<b>Dining Room:</b> None	<b>Extra Room:</b> None
<b>Kitchen Features:</b> Yes	<b>Bathroom Features: Countertops/Hall:</b> Cultured



# Building Details

<b>Lot Features:</b> East/West Exposure	<b>Floor covering:</b> Ceramic Tile
<b>Roof:</b> Shingle	<b>Construction:</b> Frame - Stucco
<b>Style:</b> Ranch	<b>Fence:</b> Slump Block,Stucco Finish,Wrought Iron
<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:** None

**Subdivision Name:** Lincoln Park

**Unit 2 Details: Rent:** 650

**Utilities:** Owner, Owner

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Nook,Dishwasher,Double Sink,Garbage Disposal,Gas Range,Lazy Susan,Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 111-06-1490

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA Loan,VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$6,920

**Analysis: Gross Rent Multi:** 12.67

**Analysis: Exp/SqFt:** 4.69 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

**Fema Flood Zone:** No

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 27000.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.87, 12.67

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 25.63

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## Listing Office

**Listing Office ShortId:** 702

**Listing Office Phone:** (520) 745-4545

**Listing Office Url:** <http://www.azmoves.com>

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 5460 E. Broadway #350, Tucson, AZ 85711

**Listing Member Phone:** 54704



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## Units Information

**Unit 1 Details: Rent:** 1600  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1115  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 360  
**Unit 2 Information: Stories:** Single  
**Unit 2 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:** No, 1st

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Storage, No	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> None	<b>Laundry:</b> Dryer Included,Laundry Room,Storage,Washer Included
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Gas Pac
<b>Patio/Deck:</b> None	<b>Pool:</b> None
<b>RV Parking:</b> Space Available	<b>Security:</b> None
<b>Spa:</b> None	<b>Water:</b> City Water
<b>Water Heater:</b> Electric	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Total Parking:</b> 4

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## Nearby Schools

<b>High School:</b> Catalina	<b>Middle School:</b> Doolen
<b>Elementary School:</b> Davidson	



# Fees and Taxes

**Tax Year:** 2023

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

**Expenses: Management:** \$0

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

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

**Expenses: Insurance:** \$1,500

**Expenses: Maintenance Supplies:** \$0

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

**Expenses: Taxes/Assessments:** \$1,655

**Expenses: Water/Sewer:** \$60

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

**Expenses: Captial Expenses:** \$3,555

**Expenses: Gas/Electric:** \$150

**Taxes:** \$1,655.02

