



\$345,000

2834 N WALNUT AVE, TUCSON, AZ 85712, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Nicely upgraded & spacious Burnt Adobe Duplex w/ 2 bed 1 bath in each unit!. Great investment property for high cash flow potential. Already fully remodeled and ready to move in as a primary residence or to keep as a great rental property. 1 unit will be vacant soon for quick move in if desire [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 6

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: irregular

Attached/Detached: Detached

Type: 2 Plex

Year built: 1961

List Price/SqFt: 206.83

List Number Main: 22312290

Municipality/Zoning: Tucson - R3

View: Mountain(s)

Description

Legal Description: From Parcel:001010010 /Glenn Vista Lot 14

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Breakfast Nook

Extra Room: Storage

Kitchen Features: **Countertops:** Granite

Breakfast: Area

Dining Room: Area

Building Details

Lot Features: Subdivided

Roof: Built-Up - Reflect

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Burnt Adobe

Fence: Block,Chain Link

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 Vista Addition

Unit 2 Details: Rent: 1400

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: Dishwasher,Electric Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 34

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 26400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.29, 13.07

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 4.73

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: Circular

Assessments: \$0

Community: None

Tax Code: 110-06-2000

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$1,250

Analysis: Gross Rent Multi: 13.07

Analysis: Exp/SqFt: 0.75 sq ft

Listing Office

Listing Office ShortId: 2866

Listing Office Phone: (520) 544-2335

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

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 1650 E River Rd., Suite 202, Tucson, AZ 85718

Listing Member Phone: (520) 982-7180, 22611



Units Information

Unit 1 Details: Rent: 800
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 834
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 834
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: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Dual Pane Windows,Skylights,Vaulted Ceilings
Sewer: Connected
Neighborhood Feature: None
Green Features: Adobe,Tankless Water Htr
Main Heating: Forced Air,Natural Gas
Pool: None
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 5

Exterior Features: Courtyard,Shed
Accessibility Features: None
Laundry: Outside
Main Cooling: Central Air
Patio/Deck: Covered
RV Parking: Space Available
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Catalina
Elementary School: Davidson

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: \$1,100

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$150

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,896.28

