



**\$399,900**

- 4 Plex
- Multifamily
- Active

## **2906 N EUCLID AVE, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Multifamily 4-plex, the property is on just over a quarter acre, each unit is 1 bedroom, one bathroom, with outdoor storage closet for each unit and backyard space. Electric is separately metered. Water is currently metered by building. Conveniently located to U of A, stores, shopping and dining. This property is in a good rental [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 193.75

**List Number Main:** 22324899

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 4 Plex

**Year built:** 1953

**County:** Pima

**Lot Acres:** 0.28 acres

**Lot Dimensions:** Irregular

**Attached/Detached:** Attached





# Description

**Legal Description:** S110' N520.35' E110' W600' LOT 2 .44 AC SEC 31-13-14



# Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Breakfast Nook

**Extra Room:** Storage

**Breakfast:** Area

**Dining Room:** Area



# Building Details

**Lot Features:** East/West Exposure

**Roof:** Built-Up - Reflect

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Wood

**Construction:** Brick

**Fence:** Chain Link,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:** Property Sold As-Is

**Subdivision Name:** Garden Homes Annex

**Unit 2 Details: Rent:** 600

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

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

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Chip/Seal

**Technology:** Cable TV, High Speed Internet

**Income: Gross Scheduled Rent:** 29100.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.76, 13.74

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 7.04

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

**Ownership:** Investor

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

**Landscape - Front: Other:** Decorative Gravel

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Tax Code:** 113-08-0300

**Property Disclosures:** Lead Based Paint, Leases

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$2,050

**Analysis: Gross Rent Multi:** 13.74

**Analysis: Exp/SqFt:** 0.99 sq ft

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## Listing Office

**Listing Office ShortId:** 4983

**Listing Office Phone:** (520) 877-4940

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Member Phone:** (520) 360-7704, 18358



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# Units Information

<b>Unit 1 Details: Rent:</b> 650	<b>Unit 1 Information: Floor:</b> 1st
<b>Unit 1 Information: Furnished:</b> No	<b>Unit 1 Information: Occupancy:</b> Yes
<b>Unit 1 Details: SqFt:</b> 516	<b>Unit 1 Details: # Bedrooms:</b> 1
<b>Unit 1 Details: # Full Baths:</b> 1	<b>Unit 1 Information: Parking:</b> Single
<b>Unit 2 Details: # Bedrooms:</b> 1	<b>Unit 2 Details: # Full Baths:</b> 1
<b>Unit 2 Details: SqFt:</b> 516	<b>Unit 2 Information: Furnished:</b> No
<b>Unit 2 Information: Stories:</b> Single	<b>Unit 2 Information: Floor:</b> Yes, 1st
<b>Unit 2 Information: Parking:</b> On Property, On Property	<b>Unit 3 Information: Monthly Rent:</b> 600
<b>Unit 3 Details: SqFt:</b> 516	<b>Unit 3 Details: # Bedrooms:</b> 1
<b>Unit 3 Information: Stories:</b> Single	<b>Unit 3 Information: Occupancy:</b> Yes
<b>Unit 3 Information: Furnished:</b> No	<b>Unit 4 Details: Rent:</b> 625
<b>Unit 4 Details: SqFt:</b> 516	<b>Unit 4 Details: # Full Baths:</b> 1, 1
<b>Unit 4 Details: # Bedrooms:</b> 1	<b>Unit 4 Information: Occupancy:</b> Yes
<b>Unit 4 Information: Stories:</b> Single	<b>Unit 4 Information: Floor:</b> 1st
<b>Unit 4 Information: Furnished:</b> No	<b>Unit 4 Information: Parking:</b> On Property

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# Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s)	<b>Exterior Features:</b> Courtyard
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> None	<b>Main Cooling: Other:</b> Mini Split
<b>Main Heating: Other:</b> Mini Split	<b>Laundry:</b> Dryer Included,Outside,Storage
<b>Patio/Deck:</b> Patio	<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> Natural Gas	<b>Window Covering:</b> Some
<b>Gas:</b> Natural	<b>Total Parking:</b> 8



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## Nearby Schools

**High School:** Amphitheater

**Middle School:** Amphitheater

**Elementary School:** Keeling

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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:** \$0

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

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

**Expenses: Taxes/Assessments:** \$1,800

**Expenses: Water/Sewer:** \$0

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

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

**Expenses: Gas/Electric:** \$250

**Taxes:** \$1,818.75

