



**\$289,000**

**2910 N FLANWILL BLVD, TUCSON, AZ 85716, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Nice duplex in a great central location. 2 one bed one bath units. Each have there own laundry and yards.



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## Basics

**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** irregular

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1964

**List Price/SqFt:** 214.23

**List Number Main:** 22411096

**Municipality/Zoning:** Tucson - R2

**View:** None





# Description

**Legal Description:** Granada Park N50' Of S120' Of W120' Of Blk 3



# Rooms

<b>Sauna Level:</b> TUSD	<b>Breakfast:</b> Area
<b>Dining Areas:</b> Eat-In Kitchen	<b>Dining Room:</b> Area
<b>Extra Room:</b> None	



# Building Details

<b>Lot Features:</b> Subdivided	<b>Floor covering:</b> Ceramic Tile
<b>Roof:</b> Built-Up - Reflect	<b>Construction:</b> Brick
<b>Style:</b> Contemporary	<b>Fence:</b> Wood
<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:** Granada Park

**Unit 2 Details: Rent:** 900

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 111-06-2630

**Property Disclosures:** Military Airport Vct

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$4,007

**Analysis: Gross Rent Multi:** 13.61

**Analysis: Exp/SqFt:** 2.97 sq ft

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

**Ownership:** Investor

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

**Landscape - Front: Other:** None

**Direction:** N

**Horse Facilities:** No

**Security: Other:** door

**Driveway: Paved:** Electric Range,Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 21240.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.96, 13.61

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 18.87

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## Listing Office

**Listing Office ShortId:** 4651

**Listing Office Phone:** (520) 780-7888

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

**ListingOfficeName:** Blue Fox Properties, LLC

**Listing Office Address:** 7368 N La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 850-4189, 15136



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## Units Information

**Unit 1 Details: Rent:** 870  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 674  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 674  
**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:** 1  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Smoke Detector, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Storage  
**Main Heating:** Baseboard,Electric  
**Pool:** None  
**Water:** City Water  
**Window Covering:** Some  
**Total Parking:** 4

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** none  
**Main Cooling:** Evaporative Cooling  
**Patio/Deck:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Davidson

**Middle School:** Doolen

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## Fees and Taxes



**Tax Year:** 2023

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

**Expenses: Management:** \$2,124

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

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

**Expenses: Insurance:** \$501

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

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

**Expenses: Taxes/Assessments:** \$1,382

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

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

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

**Expenses: Gas/Electric:** \$0

**Taxes:** \$1,382.55

