

# 2926 N WINSTEL BLVD, TUCSON, AZ 85716, USA

https://rehomes.us

Welcome to this beautifully renovated triplex in the heart of Tucson, AZ! Nestled in a tranquil and sought-after neighborhood, this property presents an excellent investment opportunity and promises comfortable living for both residents and owners. Featuring a contemporary design and an array of modern amenities, this triplex is a rare gem that you won't want [...]

- 3 Plex
- Multifamily
- Active



### **Basics**

**Category:** Multifamily

**Status:** Active

List Price/SqFt: 213.18

List Number Main: 22315743

Municipality/Zoning: Tucson - R3

View: Residential

Type: 3 Plex

Year built: 1964

County: Pima

Lot Acres: 0.13 acres

Lot Dimensions: 80x69x80x69

Attached/Detached: Attached



# **Description**

Legal Description: LINCOLN PARK W75' LOT 7 BLK 1 EXC S150'& EXC N78'

#### **Rooms**

Sauna Level: TUSD Laundry: Other: hook ups

Breakfast: Area Dining Areas: Eat-In Kitchen

**Dining Room:** None **Extra Room:** none

# **Building Details**

Lot Features: Subdivided Floor covering: Vinyl

Roof: Built-up Construction: Concrete Block

Style: Ranch Fence: None

**Construction Status: 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:** 1450

**Utilities:** Tenant, Tenant

Horse Property: No

**Electric: Electric Company: TEP** 

**Driveway: Paved:** Garbage Disposal

**Home Protection: Offered: No** 

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

**Range:** 14.00

Road Type: Paved

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

Income: Gross Scheduled Rent: 43140.00

Income: Other Income: 0.00

**Analysis: Cap Rate %:** 7.69, 11.47

**Analysis: Vacancy Rate %: 0.00** 

Analysis: Exp % of Gross: 11.71

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

**UnBranded Virtual Tour:** Tenant, Single

**Direction:** N

Horse Facilities: No

Landscape - Rear: Other: Low Care

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0 **Community:** None

Tax Code: 111-06-019B

Property Disclosures: Leases

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, Submit

**Income: Vacancy Loss: 0.00** 

**Income: Total Expenses:** \$5,053.11 **Analysis: Gross Rent Multi:** 11.47

Analysis: Exp/SqFt: 2.18 sq ft

## **Listing Office**

www.RealtyExAz.com

**Listing Office ShortId:** 4983 **ListingOfficeName:** Realty Executives Arizona

Territory

**Listing Office Phone:** (520) 877-4940 Listing Office Address: 6760 N. Oracle Road Suite

130, Tucson, AZ 85704

**Listing Office Url:** Listing Member Phone: (520) 237-5607, 31442

#### **Units Information**



Unit 1 Details: Rent: 1350

Unit 1 Information: Furnished: No

Unit 1 Details: # Bedrooms: 3

**Unit 1 Information: Parking:** Single

Unit 2 Details: # Full Baths: 2

**Unit 2 Information: Stories:** Single

Unit 2 Information: Parking: On Property, On

Property

Unit 3 Information: Stories: Single

**Unit 3 Information: Occupancy:** Yes

Unit 4 Details: # Full Baths: 1

Unit 1 Information: Floor: 1st

**Unit 1 Information: Occupancy:** Yes

Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2

Unit 2 Information: Furnished: No Unit 2 Information: Floor: Yes, 1st

**Unit 3 Information: Monthly Rent:** 795

Unit 3 Information: Floor: 1st

Unit 3 Information: Furnished: No

#### **Amenities & Features**

Interior Features: Dual Pane Windows

Sewer: Connected

Neighborhood Feature: None

Green Features: Energy Star Appliance, Low E DP

Windows, Low Flow Faucets

Main Heating: Heat Pump

Pool: None
Spa: None

Water Heater: Natural Gas

Gas: None

Exterior Features: None

**Accessibility Features:** Level

**RV Parking: Other:** possible

Main Cooling: Central Air

Patio/Deck: None

**Security:** None

Water: City Water

Window Covering: Some

**Total Parking:** 6

## **Nearby Schools**

High School: Catalina

Elementary School: Davidson

Middle School: Doolen

#### **Fees and Taxes**



Tax Year: 2022 Expenses: Other Expenses: \$0

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

**Expenses: Insurance:** \$1,200 **Expenses: Gas/Electric:** \$0

