



\$495,000

2926 N WINSTEL BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

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 [...]



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

Breakfast: Area

Dining Room: None

Laundry: Other: hook ups

Dining Areas: Eat-In Kitchen

Extra Room: none



Building Details

Lot Features: Subdivided

Roof: Built-up

Style: Ranch

Construction Status: Existing

Floor covering: Vinyl

Construction: Concrete Block

Fence: None



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

UnBranded Virtual Tour: [Tenant, 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: 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

Listing Office ShortId: 4983

Listing Office Phone: (520) 877-4940

Listing Office Url:
www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Territory

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

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

Units Information





Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,696.11
Expenses: Management: \$2,157		Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,200		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$1,696.11

