



\$359,000

2936 E EDISON ST, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Located in the Historic Blenman Elm district, close to U of A, Banner Hospital, schools, restaurants, shopping. Updated but still retains some mid-century charm. Large bedrooms, tile floors through-out, good storage space. Large backyard fully fenced and separated for privacy between units. Laundry is located in an enclosed room on back patio and shared by both [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 204.56

List Number Main: 22321714

Municipality/Zoning: Tucson - R2

View: Residential

Type: 2 Plex

Year built: 1948

County: Pima

Lot Acres: 0.21 acres

Lot Dimensions: 66 x 136

Attached/Detached: Attached





Description

Legal Description: Lot 9, Block 8, New Deal Acres



Rooms

Sauna Level: TUSD

Kitchen Features: **Pantry:** Walk-In

Laundry: **Other:** Shared

Dining Areas: Dining in LR/GR,Eat-In Kitchen

Extra Room: None

Kitchen Features: **Countertops:** Tile/Formica

Kitchen Features: **Appliance Color:** White

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Built-Up - Reflect

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Masonry Stucco

Fence: Slump Block



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: New Deal Acres

Unit 2 Details: Rent: 850

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Desert Plantings,Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 123-02-1750

Property Disclosures: Insurance Claims History Report,Lead Based Paint,Military Airport Vct,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,612

Analysis: Gross Rent Multi: 17.60

Analysis: Exp/SqFt: 2.06 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings,Low Care

Direction: E

Horse Facilities: No

Security: Other: Security screen door

Driveway: Paved: Gas Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 5

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 20400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.68, 17.60

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 17.71

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) 241-0939, 10784



Units Information

Unit 1 Details: Rent: 850
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 744
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 1011
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: Exposed Beams,Smoke Detector, No
Sewer: Connected
Neighborhood Feature: Paved Street
Main Cooling: Central Air
Patio/Deck: Slab
RV Parking: Space Available
Water: City Water
Window Covering: Stay
Total Parking: 4

Exterior Features: None
Accessibility Features: None
Laundry: Laundry Room
Main Heating: Gas Pac
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Catalina
Elementary School: Blenman

Middle School: Doolen

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$588

Expenses: Maintenance Supplies: \$250

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,750

Expenses: Water/Sewer: \$1,024

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,767

