



**\$285,000**

- 3 Plex
- Multifamily
- Active

## **30 E HUDGINS ST, NOGALES, AZ 85621, USA**

<https://rehomes.us>

This property was remodeled in 2021 and turned into a 3 plex apartment building. 2 studio apartments and 1-2br/1ba. Each unit has a full kitchen and mini splits for heating and cooling. Included in the sale is a warehouse style storage building of about 900-1000 sq ft. Don't miss this investment opportunity.



### **Basics**

**Category:** Multifamily

**Status:** Active

**Days On Market:** 6

**County:** Santa Cruz

**Lot Acres:** 0.23 acres

**Lot Dimensions:** 97x97x99x98

**Attached/Detached:** Attached

**Type:** 3 Plex

**Year built:** 1950

**List Price/SqFt:** 152.49

**List Number Main:** 22315395

**Municipality/Zoning:** Nogales - GC

**View:** Residential





## Description

**Legal Description:** Sub City of Nogales Resub of Lot 14 Blk 16 Being Lot 4&6 Blk A



## Rooms

**Sauna Level:** Nogales Unified School District #1

**Breakfast:** None

**Dining Areas:** Eat-In Kitchen

**Dining Room:** None

**Extra Room:** None



## Building Details

**Lot Features:** North/South Exposure

**Floor covering:** Ceramic Tile

**Roof:** Shingle

**Construction:** Frame - Stucco

**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:** Property Sold As-Is

**Subdivision Name:** Downtown

**Unit 2 Details: Rent:** 750

**Utilities:** Owner, Owner

**Horse Property:** No

**Electric: Electric Company:** UNS

**Driveway: Paved:** Electric Range

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Pre-Wired Sat Dish

**Income: Gross Scheduled Rent:** 29400.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 7.39, 9.69

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 28.33

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Grass, Shrubs

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Fema Flood Zone:** TBD

**Section:** 17

**Tax Code:** 101-49-003

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$8,328

**Analysis: Gross Rent Multi:** 9.69

**Analysis: Exp/SqFt:** 4.46 sq ft

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## Listing Office

**Listing Office ShortId:** 250401

**Listing Office Phone:** (520) 281-4888

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

**ListingOfficeName:** Agave Premier Properties

**Listing Office Address:** 1821 N Mastick Way Ste3, Nogales, AZ 85621

**Listing Member Phone:** (520) 313-9229, 80406477

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## Units Information





**Tax Year:** 2022

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

**Expenses: Management:** \$0

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

**Expenses: Admin Expenses:** \$3,528

**Expenses: Insurance:** \$0

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

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

**Expenses: Taxes/Assessments:** \$0

**Expenses: Water/Sewer:** \$2,400

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

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

**Expenses: Gas/Electric:** \$2,400

**Taxes:** \$1,855.86

