

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.

- 3 Plex
- Multifamily
- Active



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

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Grass, Shrubs

UnBranded Virtual Tour: Owner, Single

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

Listing Office

Listing Office ShortId: 250401 ListingOfficeName: Agave Premier Properties

Listing Office Phone: (520) Listing Office Address: 1821 N Mastick Way Ste3, 281-4888

Nogales, AZ 85621

Listing Member Phone: (520) 313-9229, 80406477 **Listing Office Url:** http://www.

Units Information



Unit 1 Details: Rent: 950 Unit 1 Information: Floor: 1st

Unit 1 Information: Furnished: No **Unit 1 Information: Occupancy:** Yes

Unit 1 Details: SqFt: 800 Unit 1 Details: # Bedrooms: 2

Unit 1 Details: # Full Baths: 1 **Unit 1 Information: Parking:** Single

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

Unit 2 Details: SqFt: 600 Unit 2 Information: Furnished: No

Unit 2 Information: Stories: Single Unit 2 Information: Floor: Yes, 1st

Unit 2 Information: Parking: On Property, On **Unit 3 Information: Monthly Rent:** 750

Property

Unit 3 Details: SqFt: 550 Unit 3 Details: # Bedrooms: 1

Unit 3 Information: Stories: Single Unit 3 Information: Occupancy: Yes

Unit 3 Information: Furnished: No Unit 4 Details: # Full Baths: 1

Amenities & Features

Interior Features: Ceiling Fan(s), Smoke Detector Exterior Features: None

Sewer: Connected Accessibility Features: None

Neighborhood Feature: Paved Street, Street Lights RV Parking: Other: none

Laundry: None Main Cooling: Wall Unit(s)

Main Heating: Wall Patio/Deck: Patio

Pool: None Security: None

Spa: None Water: City Water

Water Heater: Electric Window Covering: Some

Gas: None Total Parking: 6

Nearby Schools

High School: Nogales Middle School: Wade Carpenter

Elementary School: Lincoln

Fees and Taxes



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

Expenses: Insurance: \$0 Expenses: Gas/Electric: \$2,400 Expenses: Maintenance Supplies: \$0 Taxes: \$1,855.86

