



\$1,039,000

3008 E FLORENCE DR, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Welcome to a unique investment opportunity in a prime location! This multi-family property, built in 1956, offers a blend of historic charm and modern convenience. Perfectly situated close to the University of Arizona, this property is ideal for students, faculty, professionals, or families seeking a vibrant community atmosphere.



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 207.88

List Number Main: 22414842

Municipality/Zoning: Tucson - R2

View: Residential

Type: 4 Plex

Year built: 1956

County: Pima

Lot Acres: 0.57 acres

Lot Dimensions: Irregular

Attached/Detached: Detached





Description

Legal Description: MIRAMONTE LOT 25 & LOT 24 EXC N77'BLK 1



Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Bar

Extra Room: Arizona Room

Breakfast: Bar

Dining Room: Area



Building Details

Lot Features: Cul-De-Sac,North/South Exposure

Floor covering: Ceramic Tile, Mexican Tile

Roof: Shingle

Construction: Brick

Style: Bungalow

Fence: Block,Wood

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: Miramonte Add

Unit 2 Details: Rent: 1500

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Garbage Disposal

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 112-04-2820

Property Disclosures: Insurance Claims History Report

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 182.28

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings,Flower Beds,Natural Desert,Shrubs,Trees

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Flower Beds,Natural Desert,Trees

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 32

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 5700.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.55, 182.28

Analysis: Vacancy Rate %: 0.00

Listing Office

Listing Office ShortId: 498307

Listing Office Phone: (520) 877-4940

Listing Office Url:
<http://realtyexecutivestucson.com>

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Address: 4007 E Paradise Falls Dr Ste 1, Tucson, AZ 85712

Listing Member Phone: (520) 222-7472, 19668



Units Information

Unit 1 Details: Rent: 1500	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 1641	Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 2	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 1661	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: Yes, 1st
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 1350
Unit 3 Details: SqFt: 847	Unit 3 Details: # Bedrooms: 2
Unit 3 Information: Stories: Single	Unit 3 Information: Floor: 1st
Unit 3 Information: Occupancy: Yes	Unit 3 Information: Furnished: No
Unit 4 Details: Rent: 1350	Unit 4 Details: SqFt: 847
Unit 4 Details: # Full Baths: 1, 1	Unit 4 Details: # Bedrooms: 2
Unit 4 Information: Occupancy: Yes	Unit 4 Information: Stories: Single
Unit 4 Information: Floor: 1st	Unit 4 Information: Furnished: No
Unit 4 Information: Parking: On Street	

Amenities & Features

Interior Features: Ceiling Fan(s),Exposed Beams,Storage	Exterior Features: Courtyard,Shed,Waterfall/Pond,Workshop
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Park	RV Parking: Other: NONE
Laundry: Laundry Room	Main Cooling: Ceiling Fan(s),Central Air
Main Heating: Electric	Patio/Deck: Covered,Patio
Pool: None	Security: None
Spa: None	Water: City Water
Water Heater: Electric	Window Covering: None
Gas: Natural	Total Parking: 5



Nearby Schools

High School: Catalina

Elementary School: Cragin

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: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$3,871.81

