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\$450,000

## 302 W CANADA ST, TUCSON, AZ 85706, USA

<https://rehomes.us>

Enjoy the open concept living in this modern Duplex. Both units are 3 Bedroom. 2 Baths with the primary bedroom featuring an ensuite bathroom. Tall ceilings, concrete floors (no carpet), interior laundry closet, block construction and corner lot make this the property to see today. Close to schools, shopping, restaurants and I-19 access.

- 2 Plex
- Multifamily
- Active



### Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 246.71

**List Number Main:** 22418760

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 2 Plex

**Year built:** 2010

**County:** Pima

**Lot Acres:** 0.23 acres

**Lot Dimensions:** 136x74x122x23x57

**Attached/Detached:** Attached





# Description

**Legal Description:** From Parcel:001010010 /National City No 10 Lot 38 Blk 107



# Rooms

**Sauna Level:** Sunnyside      **Breakfast:** None  
**Dining Areas:** Dining in LR/GR    **Dining Room:** Area  
**Extra Room:** None      **Bathroom Features: Countertops/Hall:** Formica, Formica



# Building Details

**Lot Features:** Corner Lot      **Floor covering:** Concrete  
**Roof:** Built-Up - Reflect      **Fence: Other:** Partial  
**Construction:** Concrete Block      **Style:** Contemporary  
**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:** National City NO. 10

**Landscape - Front: Other:** Trees

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 1

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Cable TV,High Speed Internet

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.00

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

**Ownership:** Investor

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

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher,Electric Range

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 137-06-1510

**Property Disclosures:** Unknown

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

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## Listing Office

**Listing Office ShortId:** 70207

**Listing Office Phone:** (520) 352-2700

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

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 488-7222, 15334

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## Units Information



**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 912  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 912  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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## Amenities & Features

**Interior Features:** Smoke Detector, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Closet  
**Main Heating:** Electric,Heat Pump  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Some  
**Total Parking:** 6

**Exterior Features:** None  
**Accessibility Features:** None  
**Assoc Amenities:** None  
**Main Cooling:** Heat Pump  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

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## Nearby Schools

**High School:** Sunnyside  
**Elementary School:** Liberty

**Middle School:** Apollo

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## 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:** \$1,179.60

