



\$649,000

- 3 Plex
- Multifamily
- Active

3031 N CHERRY AVE, TUCSON, AZ 85719, USA

<https://rehomes.us>

Seller will counter or accept offers between \$649,000 and \$679,000. Welcome to the perfect blend of elevated living, income potential, and location that you can possibly imagine! Perfectly situated along the Campbell Corridor with endless amenities, shops, and delightful dining options, this charming 3 plex is an incredible opportunity! Walkable to everything you could ever [...]



Basics



Category: Multifamily

Status: Active

List Price/SqFt: 209.42

List Number Main: 22400198

Municipality/Zoning: Tucson - R2

View: Residential

Type: 3 Plex

Year built: 1976

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: 132x73x134x73

Attached/Detached: Attached

Description

Legal Description: HEDRICK ACREAGE TRACT NO 3 N75' LOT 11 BLK F

Rooms

Sauna Level: Amphitheater

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: None

Dining Room: Area

Building Details

Lot Features: East/West Exposure,North/South Exposure

Roof: Built-Up - Reflect

Construction: Slump Block

Construction Status: Existing

Floor covering: Ceramic Tile, Vinyl

Fence: Other: Metal

Style: Ranch

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: Hedrick Acreage Tract NO 3

Unit 2 Details: Rent: 1300

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 52800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.94, 12.90

Analysis: Vacancy Rate %: 4.73

Analysis: Exp % of Gross: 10.50

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Shrubs,Trees

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Shrubs,Trees

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 31

Attribution Contact: 5204903758

Tax Code: 113-07-194B

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 2500.00

Income: Total Expenses: \$5,280

Analysis: Gross Rent Multi: 12.90

Analysis: Exp/SqFt: 1.70 sq ft

Listing Office

Listing Office ShortId: 52896

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 490-3758, 31073

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718



Units Information

- Unit 1 Details: Rent:** 1300
- Unit 1 Information: Furnished:** No
- Unit 1 Details: SqFt:** 700
- Unit 1 Details: # Full Baths:** 1
- Unit 2 Details: # Bedrooms:** 2
- Unit 2 Details: SqFt:** 700
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** On Property, On Property
- Unit 3 Details: SqFt:** 1200
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 2
- Unit 1 Information: Floor:** 1st
- Unit 1 Information: Occupancy:** No
- 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:** No, 1st
- Unit 3 Information: Monthly Rent:** 1800
- Unit 3 Details: # Bedrooms:** 3
- Unit 3 Information: Floor:** 1st
- Unit 3 Information: Furnished:** No

Amenities & Features

- Interior Features:** No
- Sewer:** Connected
- Neighborhood Feature:** None
- Main Cooling:** Central Air
- Patio/Deck:** Covered
- RV Parking:** Space Available
- Spa:** None
- Water Heater:** Natural Gas
- Gas:** Natural
- Exterior Features:** BBQ, None
- Accessibility Features:** None
- Laundry:** Laundry Closet
- Main Heating:** Forced Air
- Pool:** None
- Security:** None
- Water:** City Water
- Window Covering:** Stay
- Total Parking:** 6

Nearby Schools



High School: Amphitheater
Elementary School: Holaway

Middle School: Amphitheater

Fees and Taxes

Tax Year: 2022
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: \$5,280
Expenses: Gas/Electric: \$0
Taxes: \$2,238

