



\$460,000

304 N WARREN AVE, TUCSON, AZ 85719, USA

<https://rehomes.us>

Location, Location, Location. This beautifully remodeled duplex is located only a couple of blocks from the UofA campus. Each unit offers a comfortable and stylish 1-bedroom, 1-bath layout, perfect for students, professionals, or investors looking for a prime rental opportunity. The Kitchens have elegant white shaker cabinets, modern hardware, quartz countertops, undermount sink, and spray [...]

- 2 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: irregular

Attached/Detached: Attached

Type: 2 Plex

Year built: 1951

List Price/SqFt: 381.11

List Number Main: 22414731

Municipality/Zoning: Tucson - R2

View: Residential

Description

Legal Description: RINCON HEIGHTSLOTS 23 & 24 BLK 17

Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area

Building Details

Lot Features: Subdivided

Roof: Built-Up - Reflect

Style: Ranch

Construction Status: Existing

Floor covering: Vinyl

Construction: Brick

Fence: Chain Link

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: Rincon Heights

Unit 2 Details: Rent: 1500

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Shrubs

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 124-03-2570

Property Disclosures: Insurance Claims History Report, Lead Based Paint, Military Airport Vct, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$6,320

Analysis: Gross Rent Multi: 12.78

Analysis: Exp/SqFt: 5.24 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Security: Other: Security Door

Driveway: Paved: Gas Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 7

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 36000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.45, 12.78

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 17.56

Listing Office

Listing Office ShortId: 5791

Listing Office Phone: (520) 275-4077

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

ListingOfficeName: OMNI Homes International

Listing Office Address: 7445 N Oracle Rd Suite 201, Tucson, AZ 85704

Listing Member Phone: (520) 490-4000, 6204



Units Information

Unit 1 Details: Rent: 1500
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 625
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 625
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

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

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: None
Main Cooling: Central Air
Patio/Deck: None
RV Parking: Space Available
Water: City Water
Window Covering: None
Total Parking: 6

Exterior Features: None
Accessibility Features: None
Laundry: Outside
Main Heating: Forced Air,Natural Gas
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Tucson
Elementary School: Sam Hughes

Middle School: Mansfeld

Fees and Taxes



Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,920
Expenses: Management: \$0	Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$3,000	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,400	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$1,920.05

