



**\$1,750,000**

**3052 N ALVERN WAY, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- Apartment
- Commercial
- Active



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## Basics

**Category:** Commercial

**Status:** Active

**Year built:** 1979

**List Price/SqFt:** 198.86

**List Number Main:** 22305621

**Lot Dimensions:** 106 x 238

**Freeway/Highway:** Over 5.1 Miles

**Type:** Apartment

**Lot size:** 25228.00 sq ft

**Days On Market:** 93

**County:** Pima

**Municipality/Zoning:** Tucson - R3

**Area:** Central

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## Description



**Legal Description:** S106.175' W208.5' N868.5' NW4 NW4 & THAT PTNS106.375' N868.5' SEC 33  
LYG E ALVERNON WAY59 AC SEC 34-13-14

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## Building Details

<b>Lot Features:</b> North/South Exposure	<b>Roof:</b> Built-up, Tile
<b>Parking:</b> Paved Parking	<b>Construction:</b> Frame - Stucco
<b>Fence:</b> Chain Link,Shared Fence,Stucco Finish	<b>Building SqFt:</b> 8800.00 sq ft
<b>Construction Status:</b> Existing	

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Architectural Style:</b> Central
<b>Special Listing Conditions:</b> None	<b>Variable Rate:</b> 2.5
<b>Loan Amount:</b> \$0	<b># Of Units Total:</b> 20
<b>Landscape - Front: Other:</b> Desert Plantings,Grass,Low Care,Shrubs	<b>Landscape - Rear: Other:</b> Low Care
<b>Assessments:</b> \$0	<b>Fire Protection:</b> Included in Taxes
<b>Property Disclosures:</b> Lead Based Paint,Seller Prop Disclosure	<b>Road Type:</b> Paved
<b>Technology:</b> Cash,Conventional,Submit	<b>Terms:</b> Cash,Conventional,Submit
<b>Income: Gross Scheduled Rent:</b> 204000.00	<b>Income: Vacancy Loss:</b> 1700.00
<b>Income: Other Income:</b> 14400.00	<b>Analysis: Cap Rate %:</b> 6.34
<b>Analysis: Gross Rent Multi:</b> 8.08	<b>Analysis: Vacancy Rate %:</b> 0.83

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## Listing Office



**Listing Office ShortId:** 52063

**Listing Office Phone:** (520) 331-8050

**Listing Member ID:** 19276

**Office ID:** 20200402230009304539000000

**ListingOfficeName:** Pinnacle Realty and Investment Advisors LLC

**Listing Office Address:** 12419 N Wing Shadow Ln, Marana, AZ 85658

**Listing Member Phone:** (520) 599-8005

## Units Information

**Unit Information: Apartment:** Low Rise

## Amenities & Features

**Sewer:** Connected

**Features:** Smoke detector

**Main Heating:** Baseboard,Wall

**Water Heater:** Electric

**Total Parking:** 20

**Accessibility Features:** Central

**Main Cooling:** Ceiling Fan(s),Window Unit(s)

**Water:** City

**Gas:** None

## Fees and Taxes

**Tax Year:** 0.20

**Expenses: Management:** \$9,994.89

**Expenses: Figures Presented:** \$0

**Expenses: Gas/Electric:** \$5,930.61

**Taxes:** \$8,257.86

**Expenses: Taxes/Assessments:** \$8,257

**Expenses: Water/Sewer:** \$10,584

**Expenses: Captial Expenses:** \$31,148

**Expenses: Maintenance Supplies:** \$21,242

