



**\$678,000**

## **307 S GRANDE AVE, TUCSON, AZ 85745, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This well-maintained compound features a newer 3BR/2BA Main House and a fully provisioned 2BR/1BA Guest House turnkey ready for your family/friends or tenants. The Main House features an open floorplan with concrete flooring and a dream kitchen with stainless steel appliances. The primary suite provides an elegant retreat, complete with custom-made closet and luxurious bathroom [...]



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### **Basics**



**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 302.95

**List Number Main:** 22324612

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s),Sunset

**Type:** 2 Plex

**Year built:** 1949

**County:** Pima

**Lot Acres:** 0.22 acres

**Lot Dimensions:** 50x150

**Attached/Detached:** Detached

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## Description

**Legal Description:** N50' S445' M/L Ptn Lot 5 Lyg E Of Grande Ave .22 Ac Sec 14-14-13

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## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Pantry:** Cabinet

**Laundry:** **Other:** Each unit separate W

**Dining Areas:** Dining in LR/GR

**Extra Room:** Bonus Room

**Bathroom Features:** **Countertops/Hall:** Granite, Granite

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Stainless

**Breakfast:** Area

**Dining Room:** Area

**Kitchen Features:** GE/Whirlpool

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## Building Details

**Lot Features:** East/West Exposure

**Roof:** Metal, Shingle

**Fence:** **Other:** Masonry

**Style:** Contemporary,Modern

**Construction Status:** Existing

**Floor covering:** Concrete

**Floor Covering:** **Other:** laminate

**Construction:** Frame - Stucco,Masonry Stucco

**Fence:** Chain Link,Stucco Finish



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## 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:** Unsubdivided

**Unit 2 Details: Rent:** 3700

**Utilities:** Owner, Owner

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher, Double Sink, Electric Range, Garbage Disposal, Gas Range, Lazy Susan, Refrigerator, Reverse Osmosis

**Home Protection: Offered:** Yes

**Fema Flood Zone:** No

**Section:** 14

**Attribution Contact:** cornelianestler@tierraantigua.com

**Tax Code:** 116-21-3410

**Property Disclosures:** Insurance Claims History Report, Lead Based Paint, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, Submit

**Income: Vacancy Loss:** 0.00

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

**Analysis: Gross Rent Multi:** 15.27

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

**Ownership:** Individual

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

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

**Direction:** S

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Home Protection: Plan By:** TBD

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Alarm System, High Speed Internet, Pre-Wired Tele Lines

**Income: Gross Scheduled Rent:**  
44400.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.55, 15.27

**Analysis: Vacancy Rate %:** 0.00

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## Listing Office



**Listing Office ShortId:** 2866

**Listing Office Phone:** (520) 544-2335

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

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 609-3374, 22011

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## Units Information

**Unit 1 Details: Rent:** 3800

**Unit 1 Information: Furnished:** Turnkey

**Unit 1 Details: SqFt:** 832

**Unit 1 Details: # Full Baths:** 1

**Unit 1 Information: Parking:** Single

**Unit 2 Details: # Full Baths:** 1

**Unit 2 Details: SqFt:** 1406

**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:** 2

**Unit 1 Details: # Half Baths:** 1

**Unit 2 Details: # Bedrooms:** 3

**Unit 2 Details: # Half Baths:** 1

**Unit 2 Information: Furnished:** No

**Unit 2 Information: Floor:** No, 1st

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Furnished,Smoke  
Detector,Storage,Walk In Closets, No

**Sewer:** Connected

**Neighborhood Feature:** Jogging/Bike  
Path,Lighted,Paved Street,Street Lights,Walking  
Trail

**Assoc Amenities:** None

**Green Features:** Grey-Water Lines

**Main Heating:** Gas Pac,Heat Pump

**Pool:** None

**Security:** Alarm Installed,Security Lights

**Water Heater:** Electric,Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ-Built-In,Shed

**Accessibility Features:** Door Levers,Level

**Main Cooling: Other:** Gas Pac

**Laundry:** Dryer Included,Laundry  
Room,Washer Included

**Main Cooling:** Ceiling Fan(s),Central Air,Heat  
Pump

**Patio/Deck:** Covered,Gazebo,Patio,Paver

**RV Parking:** Space Available

**Spa:** None

**Window Covering:** Stay

**Total Parking:** 5

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## Nearby Schools

**High School:** Cholla

**Middle School:** Maxwell K-8

**Elementary School:** Maxwell K-8

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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:** \$2,854.72

