



\$359,000

3072 N CHERRY AVE, TUCSON, AZ 85719, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Now is your chance to own a beautifully maintained and performing duplex in central Tucson. The property has a 2 bed 1 bath unit that is tenant occupied and a 3 bed 1.5 bath unit that is recently vacated and rent-ready! Both units feature a stylish fireplace, updated kitchens and bathrooms, easy to maintain flooring [...]

Basics

Category: Multifamily

Status: Active

List Price/SqFt: 172.60

List Number Main: 22326145

Municipality/Zoning: Tucson - R2

View: City

Type: 2 Plex

Year built: 1975

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 54x129

Attached/Detached: Attached





Description

Legal Description: HEDRICK ACREAGE TRACT NO 3 S52.66' OF N158.16' OF LOT 13 BLK C



Rooms

Sauna Level: Amphitheater

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: Subdivided

Roof: Built-up

Style: Bungalow

Construction Status: Existing

Floor covering: Ceramic Tile, Vinyl

Construction: Brick

Fence: Block



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: No Insurance Claims History Report

Subdivision Name: Hedrick Acreage Tract NO 3

Unit 2 Details: Rent: 1145

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Decorative Gravel, Shrubs

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 31

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 32280.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.27, 11.71

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 26.59

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Shrubs

Direction: N

Horse Facilities: No

Security: Other: Security Door

Driveway: Paved: Dishwasher, Garbage Disposal, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 113-07-104B

Property Disclosures: Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 1614.00

Income: Total Expenses: \$8,154.37

Analysis: Gross Rent Multi: 11.71

Analysis: Exp/SqFt: 3.92 sq ft

Listing Office

Listing Office ShortId: 478309

Listing Office Phone: (520) 414-4313

Listing Member Phone: (520) 306-6000, 38748

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 2030 E Broadway Blvd Ste 22, Tucson, AZ 85719



Units Information

Unit 1 Details: Rent: 1545
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1040
Unit 1 Details: # Full Baths: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 3
Unit 1 Details: # Half Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 800
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s), No
Sewer: Connected
Neighborhood Feature: None
Laundry: In Kitchen
Main Heating: Forced Air
Pool: None
Water: City Water
Window Covering: Some
Total Parking: 4

Exterior Features: None
Accessibility Features: None
RV Parking: Other: N/A
Main Cooling: Central Air
Patio/Deck: Covered,Patio
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Amphitheater
Elementary School: Holaway

Middle School: Amphitheater

Fees and Taxes



Tax Year: 2023		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,954.37
Expenses: Management: \$3,300		Expenses: Water/Sewer: \$1,400
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,500		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$1,954.37

