



\$309,900

323 E OLIVE ST, TUCSON, AZ 85706, USA

<https://rehomes.us>

Slold slump block built duplex on large lot. Jus shy of 1/4 acre. Close to I-10, bus lines, and shopping. Both units have long term renters. Both units had new A/C units installed in November 2023. Entire side and rear of property is fenced.

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

Days On Market: 7

County: Pima

Lot Acres: 0.24 acres

Lot Dimensions: 136' X 55' X 125' X 110'

Attached/Detached: Attached

Type: 2 Plex

Year built: 1980

List Price/SqFt: 181.23

List Number Main: 22402026

Municipality/Zoning: Tucson - R2

View: None





Description

Legal Description: Rodeo Resub Lot 24 Blk #3



Rooms

Sauna Level: Sunnyside

Kitchen Features: **Appliance Color:** White

Dining Areas: Dining in LR/GR

Extra Room: None

Kitchen Features: **Countertops:** vinyl

Breakfast: None

Dining Room: Area



Building Details

Lot Features: East/West Exposure,Subdivided

Roof: Built-up

Style: Ranch

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile, Vinyl

Construction: Slump Block

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: Rodeo Addition Resub.

Unit 2 Details: Rent: 1050

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 1

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 25200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.96, 12.30

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 14.38

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

Ownership: Individual

Co-op Fee: \$2

Landscape - Front: Other: Decorative Gravel

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 137-03-0950

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,623.82

Analysis: Gross Rent Multi: 12.30

Analysis: Exp/SqFt: 2.12 sq ft

Listing Office

Listing Office ShortId: 5169

Listing Office Phone: (520) 505-3000

Listing Member Phone: (520)
331-6300, 352

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Road, Suite
135, Tucson, AZ 85704

Units Information



Unit 1 Details: Rent: 1050
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 855
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 855
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
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: Yes, 1st

Amenities & Features

Interior Features: Skylights, No
Sewer: Connected
Neighborhood Feature: Park
Laundry: Laundry Closet
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: NONE
Main Cooling: Central Air
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 2

Nearby Schools

High School: Sunnyside
Elementary School: Liberty

Middle School: Sierra

Fees and Taxes



Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,003.82
Expenses: Management: \$0	Expenses: Water/Sewer: \$1,380
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$940	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$300	Taxes: \$1,003.82

