



\$355,000

3222 E PATRICIA ST, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Investor's delight...This property is tenant ready! Front unit is a 2br/1ba with tile & concrete flooring throughout and fresh paint. Rear unit is a 3BR 1.5 bath with tile throughout and fresh paint plus mountain views. Other amenities include; washer & dryer hookups under the covered rear patio of each unit, a detached carport with [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 178.84

List Number Main: 22324658

Municipality/Zoning: Tucson - R2

View: Mountain(s),Residential

Type: 2 Plex

Year built: 1964

County: Pima

Lot Acres: 0.18 acres

Lot Dimensions: 62' x 135' x 63' x 136'

Attached/Detached: Attached





Description

Legal Description: From Parcel: 001010010/GRANADA PARK E60' W180' N135' S275' BLOCK 3



Rooms

Sauna Level: TUSD

Kitchen Features: Pantry: Closet

Breakfast: None

Dining Room: Area

Bathroom Features: Countertops/Hall: Formed resin

Kitchen Features: Countertops: Laminate

Kitchen Features: Appliance Color: White

Dining Areas: Dining in LR/GR

Extra Room: None



Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Built-up

Style: Ranch

Construction: Siding: No

Floor covering: Ceramic Tile, Concrete

Construction: Brick

Fence: Wood

Construction Status: Existing



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: Granada Park

Unit 2 Details: Rent: 1600

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEPCO

Driveway: Paved: Double Sink, Gas Range, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 111-06-2600

Property Disclosures: Military Airport Vct, Public Airport Vcty

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan

Income: Vacancy Loss: 3360.00

Income: Total Expenses: \$3,913

Analysis: Gross Rent Multi: 11.74

Analysis: Exp/SqFt: 1.97 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Telephone

Income: Gross Scheduled Rent: 33600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.42, 11.74

Analysis: Vacancy Rate %: 10.00

Analysis: Exp % of Gross: 12.94

Listing Office

Listing Office ShortId: 498306

Listing Office Phone: (520) 207-0903

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Terr

Listing Office Address: 6444 E Tanque Verde Rd, Tucson, AZ 85715

Listing Member Phone: (520) 241-4548, 12006

Units Information



Unit 1 Details: Rent: 1200	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: No
Unit 1 Details: SqFt: 775	Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 3	Unit 2 Details: # Full Baths: 1
Unit 2 Details: # Half Baths: 1	Unit 2 Details: SqFt: 1210
Unit 2 Information: Furnished: No	Unit 2 Information: Stories: Single
Unit 2 Information: Floor: No, 1st	Unit 2 Information: Parking: Carport

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector, No	Exterior Features: Shed
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	RV Parking: Other: None
Assoc Amenities: None	Laundry: Outside
Main Cooling: Ceiling Fan(s),Central Air	Main Heating: Gas Pac
Patio/Deck: Enclosed	Pool: None
Security: None	Spa: None
Water: City Water	Water Heater: Natural Gas
Window Covering: Stay	Gas: Natural
Total Parking: 6	

Nearby Schools

High School: Catalina	Middle School: Doolen
Elementary School: Davidson	

Fees and Taxes



Tax Year: 2023	Association & Fees: HOA Amt (Monthly): \$0
Expenses: Other Expenses: \$0	Expenses: Resident Manager: \$0
Expenses: Taxes/Assessments: \$1,713	Expenses: Management: \$0
Expenses: Water/Sewer: \$1,200	Expenses: Contract Services: \$0
Expenses: Figures Presented: \$0	Expenses: Admin Expenses: \$0
Expenses: Captial Expenses: \$0	Expenses: Insurance: \$1,000
Expenses: Gas/Electric: \$0	Expenses: Maintenance Supplies: \$0
Taxes: \$1,704.24	

