



Grijalva Realty Corp | GrijalvaRealty.com

\$725,000

3226 E BLACKLIDGE DR, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Centrally located four-plex. 3 units are 2bd, 1ba & one unit is a 1bed/1bath. Each unit has W/D hook ups, individually fenced yards & newer AC's. This offering includes 3220, 3222, 3224 and 3226 E Blacklidge. 3226 had 2 new mini-splits installed April 2023. Property is well maintained and has some long term tenants. 3224 [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.36 acres

Lot Dimensions: 97x158x97x158

Attached/Detached: Detached

Type: 4 Plex

Year built: 1942

List Price/SqFt: 218.24

List Number Main: 22412533

Municipality/Zoning: Tucson - R2

View: Residential

Description

Legal Description: Granada Park N113' E76' W200' Exc S34' W35' Thereof Blk 3

Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: None

Dining Room: None

Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Rolled, Shingle

Style: Contemporary,Ranch

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Frame,Slump Block,Stucco Finish

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: None

Subdivision Name: Granada Park

Unit 2 Details: Rent: 850

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 47850.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.90, 15.15

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 10.66

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 111-06-246D

Property Disclosures: Leases, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$5,100

Analysis: Gross Rent Multi: 15.15

Analysis: Exp/SqFt: 1.54 sq ft

Listing Office

Listing Office ShortId: 1546

Listing Office Phone: (520) 325-1574

Listing Office Url:
<http://www.grijalvarealty.com>

ListingOfficeName: Grijalva Realty Corp.

Listing Office Address: 4937 E. 5th St No. 115, Tucson, AZ 85711

Listing Member Phone: (520) 325-1574, 25632

Units Information



Unit 1 Details: Rent: 1250
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1066
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 576
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property, On Property
Unit 3 Details: SqFt: 840
Unit 3 Information: Stories: Single
Unit 3 Information: Furnished: No
Unit 4 Details: SqFt: 840
Unit 4 Details: # Bedrooms: 2
Unit 4 Information: Stories: Single
Unit 4 Information: Furnished: No

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
Unit 3 Information: Monthly Rent: 1050
Unit 3 Details: # Bedrooms: 2
Unit 3 Information: Occupancy: Yes
Unit 4 Details: Rent: 1050
Unit 4 Details: # Full Baths: 1, 1
Unit 4 Information: Occupancy: Yes
Unit 4 Information: Floor: 1st
Unit 4 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector,Storage, No
Sewer: Connected
Neighborhood Feature: Paved Street
Laundry: Storage
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: Covered
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Nearby Schools



Fees and Taxes

Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$3,100
Expenses: Management: \$0	Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$2,000	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$1,470.83

