



\$326,400

- 2 Plex
- Multifamily
- Active

3234 E TOWNER ST, TUCSON, AZ 85716, USA

<https://rehomes.us>

Two for One- Priced at \$326,400. Two pristine, adorable detached 1 bedroom 1 bath single family homes in convenient central Tucson. Detailed inside and out these two single family homes have newer mini split systems for lower cost heating and cooling, freshly painted interiors, window coverings, kitchen appliances. Live in one and rent the other. 3232 [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 303.63

List Number Main: 22402256

Municipality/Zoning: Tucson - R2

View: None

Type: 2 Plex

Year built: 1976

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: 32x41x119x66x143

Attached/Detached: Detached





Description

Legal Description: Almartin E65' Lot 3 Blk 4



Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Bar,Dining in LR/GR

Extra Room: None

Breakfast: Area,Bar

Dining Room: Area



Building Details

Lot Features: Cul-De-Sac,North/South Exposure

Roof: Shingle

Style: Bungalow

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Slump Block

Fence: Chain Link,Wood



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: Almartin Addition

Unit 2 Details: Rent: 950

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range,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,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 22800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.08, 14.32

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 41.56

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care,Trees

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care,Trees

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 111-07-2440

Property Disclosures: Lead Based Paint,Military Airport Vct,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,Submit,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$9,474.80

Analysis: Gross Rent Multi: 14.32

Analysis: Exp/SqFt: 8.81 sq ft

Listing Office

Listing Office ShortId: 542

Listing Office Phone: (520) 577-7735

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

ListingOfficeName: Lynn Kline Realty, Inc.

Listing Office Address: 10122 E. Prairie Dog Lane, Tucson, AZ 85749

Listing Member Phone: (520) 577-7735, 4864



Units Information

Unit 1 Details: Rent: 950
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 600
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 475
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: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Ceiling Fan(s), No
Sewer: Connected
Neighborhood Feature: None
Main Heating: Other: mini split system
Laundry: Laundry Closet
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Main Cooling: Other: mini split system
RV Parking: Other: none
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Stay

Nearby Schools

High School: Catalina
Elementary School: Blenman

Middle School: Doolen

Fees and Taxes



Tax Year: 2023		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$2,210.33
Expenses: Management: \$0		Expenses: Water/Sewer: \$1,345
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,234.47		Expenses: Gas/Electric: \$3,600
Expenses: Maintenance Supplies: \$1,085		Taxes: \$1,214.65

