



\$300,000

3247 E MONTE VISTA DR, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Range priced \$300,000-\$339,900. Well maintained Mid-Town adobe duplex with 2 bedrooms and 1 bathroom, spacious fenced yards, laundry hookups, cover carports and newer roof and AC units.



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 181.93

List Number Main: 22321300

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Type: 2 Plex

Year built: 1964

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: 57' x 127' x 58' x 126'

Attached/Detached: Attached





Description

Legal Description: From parcel:001010010/Granda Park W60' E180' S120'' BLK 3



Rooms

Sauna Level: TUSD	Kitchen Features: Appliance Color: White
Breakfast: Eat-In	Dining Areas: Eat-In Kitchen
Dining Room: None	Extra Room: None



Building Details

Lot Features: North/South Exposure,Subdivided	Floor covering: Ceramic Tile
Roof: Built-Up - Reflect	Construction: Burnt Adobe
Style: Territorial	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: 675

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Double Sink, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 111-06-268C

Property Disclosures: Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$6,335

Analysis: Gross Rent Multi: 15.79

Analysis: Exp/SqFt: 3.84 sq ft

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

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 19000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.22, 15.79

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 33.34

Listing Office

Listing Office ShortId: 16733

Listing Office Phone: (520) 918-5277

Listing Member Phone: (520) 260-8857, 54644

ListingOfficeName: Long Realty Company

Listing Office Address: 4802 E Camp Lowell, Tucson, AZ 85712

Units Information



Unit 1 Details: Rent: 905
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 825
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 825
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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: Ceiling Fan(s),Dual Pane Windows,Smoke Detector, No	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	RV Parking: Other: none
Laundry: Outside	Main Cooling: Central Air
Main Heating: Gas Pac	Patio/Deck: None
Pool: None	Security: None
Spa: None	Water: City Water
Water Heater: Natural Gas	Window Covering: Some
Gas: Natural	Total Parking: 4

Nearby Schools

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

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$2,040

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,237

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,558

Expenses: Water/Sewer: \$1,500

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,558.26

