



**\$395,000**

## **327 E 24TH ST, TUCSON, AZ 85713, USA**

<https://rehomes.us>

Live in one unit and rent the other! A fantastic investment awaits! Discover this delightful duplex, beautifully presented with a neutral palette, vaulted ceiling, and contemporary wood-look floors. Both units boast inviting living rooms & modern kitchens w/ pristine white cabinets w/ Lazy Susan, and sleek, glossy counters. Brand new SS Appliances will include gas [...]

- 2 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 150 x 50

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 2000

**List Price/SqFt:** 213.98

**List Number Main:** 22322949

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s)

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## Description

**Legal Description:** South Park Lot 13 Blk 10

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## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Countertops:**  
Laminate

**Dining Areas:** Dining in LR/GR

**Extra Room:** None

**Breakfast: Other:** Dining

**Laundry: Other:** Gas/Elec Dyer Hookup

**Dining Room:** Area

**Bathroom Features: Countertops/Hall:** Cultured  
Marble, Cultured Marble

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## Building Details

**Lot Features:** Adjacent to Alley,Subdivided

**Roof:** Shingle

**Construction:** Slump Block

**Construction Status:** Existing

**Floor covering:** Carpet, Ceramic Tile

**Style: Other:** Duplex

**Fence:** Chain Link

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## 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:** South Park Addition

**Landscape - Front:** Desert Plantings, Low Care

**Direction:** E

**Horse Facilities:** No

**Security: Other:** Back security door

**Driveway: Paved:** Dishwasher, Double Sink, Garbage Disposal, Gas Range, Lazy Susan

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Telephone

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** -0.56

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Tax Code:** 118-12-1410

**Property Disclosures:** Public Airport Vcty, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$2,212.83

**Analysis: Exp/SqFt:** 1.20 sq ft

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## Listing Office

**Listing Office ShortId:** 51920

**Listing Office Phone:** (520) 612-1700

**Listing Member Phone:** (520) 595-1120, 17381

**ListingOfficeName:** KMS Realty

**Listing Office Address:** 5225 E Pima St, Tucson, AZ 85712

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## Units Information



<b>Unit 1 Information: Floor:</b> 1st	<b>Unit 1 Information: Furnished:</b> Partially
<b>Unit 1 Information: Occupancy:</b> No	<b>Unit 1 Details: SqFt:</b> 988
<b>Unit 1 Details: # Bedrooms:</b> 3	<b>Unit 1 Details: # Full Baths:</b> 2
<b>Unit 1 Information: Parking:</b> Single	<b>Unit 2 Details: # Bedrooms:</b> 2
<b>Unit 2 Details: # Full Baths:</b> 1	<b>Unit 2 Details: SqFt:</b> 858
<b>Unit 2 Information: Furnished:</b> Partially	<b>Unit 2 Information: Stories:</b> Single
<b>Unit 2 Information: Floor:</b> No, 1st	<b>Unit 2 Information: Parking:</b> On Property

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,Smoke Detector, No	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> Paved Street,Sidewalks,Street Lights	<b>RV Parking: Other:</b> None
<b>Laundry:</b> Outside	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Forced Air,Natural Gas	<b>Patio/Deck:</b> None
<b>Pool:</b> None	<b>Spa:</b> None
<b>Water:</b> City Water	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> None	<b>Gas:</b> Natural
<b>Total Parking:</b> 4	

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## Nearby Schools

<b>High School:</b> Tucson	<b>Middle School:</b> Safford K-8 Magnet
<b>Elementary School:</b> Borton	

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## Fees and Taxes



<b>Tax Year: 2023</b>		<b>Expenses: Other Expenses: \$0</b>
<b>Expenses: Resident Manager: \$0</b>		<b>Expenses: Taxes/Assessments: \$2,212.83</b>
<b>Expenses: Management: \$0</b>		<b>Expenses: Water/Sewer: \$0</b>
<b>Expenses: Contract Services: \$0</b>		<b>Expenses: Figures Presented: \$0</b>
<b>Expenses: Admin Expenses: \$0</b>		<b>Expenses: Captial Expenses: \$0</b>
<b>Expenses: Insurance: \$0</b>		<b>Expenses: Gas/Electric: \$0</b>
<b>Expenses: Maintenance Supplies: \$0</b>		<b>Taxes: \$2,212.83</b>

