



**\$140,000**

- 2 Plex
- Multifamily
- Active

## 329 W CRAWFORD ST, NOGALES, AZ 85621, USA

<https://rehomes.us>

Duplex located in highly desirable area the heart of downtown Nogales, less than a mile from the international border! These spacious units feature front patios, wood and vinyl flooring, walk-in showers, storage closets, an unfinished basement, and metal roof! Current tenants are on month to month leases. Each unit is separately metered for electricity and [...]



### Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 61.30

**List Number Main:** 22318787

**Municipality/Zoning:** SCC - MH

**View:** Residential

**Type:** 2 Plex

**Year built:** 1940

**County:** Santa Cruz

**Lot Acres:** 0.09 acres

**Lot Dimensions:** Irregular

**Attached/Detached:** Attached





## Description

**Legal Description:** Sub City Of Nogales Lot 2D Blk 11



## Rooms

<b>Sauna Level:</b> Nogales Unified School District #1	<b>Kitchen Features: Missing:</b> All appliances
<b>Breakfast:</b> Area	<b>Dining Areas:</b> Eat-In Kitchen
<b>Dining Room:</b> Area	<b>Extra Room:</b> Storage



## Building Details

<b>Lot Features:</b> Hillside Lot,North/South Exposure	<b>Floor covering:</b> Vinyl, Wood
<b>Roof:</b> Metal	<b>Construction:</b> Frame - Stucco,Masonry Stucco
<b>Style:</b> Contemporary	<b>Fence:</b> Block,Slump Block,Stucco Finish
<b>Construction Status:</b> 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:** Fix Up

**Subdivision Name:** Downtown

**Unit 2 Details: Rent:** 350

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** Unisource

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 9600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 4.96, 14.58

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 27.67

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

**Ownership:** Investor

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

**Landscape - Front: Other:** None

**Direction:** W

**Horse Facilities:** No

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

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 18

**Tax Code:** 101-46-002

**Property Disclosures:** Deed Restrictions

**Road Maintenance:** City

**Terms:** Cash

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$2,656.24

**Analysis: Gross Rent Multi:** 14.58

**Analysis: Exp/SqFt:** 1.16 sq ft

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## Listing Office

**Listing Office ShortId:** 498306

**Listing Office Phone:** (520) 207-0903

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**ListingOfficeName:** Realty Executives Arizona Terr

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

**Listing Member Phone:** 29458

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## Units Information



**Unit 1 Details: Rent:** 450  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1142  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 1142  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Street

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**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:** Yes, 1st

**Amenities & Features**

**Interior Features:** Smoke Detector,Vaulted Ceilings  
**Sewer:** Connected  
**Neighborhood Feature:** Lighted,Paved Street,Sidewalks,Street Lights  
**Laundry:** In Kitchen  
**Main Heating:** None  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Exterior Features:** Courtyard  
**Accessibility Features:** None  
**RV Parking: Other:** None  
  
**Main Cooling:** None  
**Patio/Deck:** Covered,Enclosed,Patio,Slab  
**Security:** None  
**Water:** City Water  
**Window Covering:** None

**Nearby Schools**

**High School:** Nogales  
**Elementary School:** Aj Mitchell

**Middle School:** Wade Carpenter

**Fees and Taxes**



**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$533

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$650.70

**Expenses: Water/Sewer:** \$1,472.54

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$650.70

