



\$400,000

3356 N GERONIMO AVE, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Welcome to this charming duplex! This property features two well-maintained units, each offering 3 bedrooms and 2 bathrooms, spanning an impressive 1,153 square feet. Currently occupied by leasing tenants, we kindly request that you refrain from disturbing them and respect their privacy. Each unit comes with its own secured backyard, ensuring a safe space for tenants [...]



Basics



Category: Multifamily

Status: Active

List Price/SqFt: 173.46

List Number Main: 22315657

Municipality/Zoning: Tucson - R3

View: None

Type: 2 Plex

Year built: 1980

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 119'x60'

Attached/Detached: Attached

Description

Legal Description: Garden Homes N57.6' S2 Lot 5 Blk 10

Rooms

Sauna Level: Amphitheater

Breakfast: Area

Dining Room: Area

Kitchen Features: Appliance Color: White

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: Subdivided

Roof: Built-Up - Reflect

Style: Territorial

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile, Vinyl

Construction: Burnt Adobe

Fence: Chain Link

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: Garden Homes

Unit 2 Details: Rent: 1425

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 106-04-194B

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$6,356.50

Analysis: Gross Rent Multi: 11.70

Analysis: Exp/SqFt: 2.76 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: Yes

Section: 25

Fire Protection: None

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 34200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.96, 11.70

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 18.59

Listing Office

Listing Office ShortId: 495203

Listing Office Phone: (888) 897-7821

Listing Member Phone: (520) 403-7703, 22275

ListingOfficeName: eXp Realty

Listing Office Address: 2959 N Swan Rd. #141, Tucson, AZ 85712

Units Information



Unit 1 Details: Rent: 1425
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1153
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1153
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
Main Heating: Natural Gas
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: NONE
Main Cooling: Evaporative Cooling
Patio/Deck: Covered,Patio
Security: None
Water: City Water
Window Covering: None
Total Parking: 5

Nearby Schools

High School: Amphitheater
Elementary School: Prince

Middle School: Amphitheater

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,878.50
Expenses: Management: \$2,736		Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,742		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$1,878.50

