



\$185,000

- 3 Plex
- Multifamily
- Active

340 N WAYSIDE DR, NOGALES, AZ 85621, USA

<https://rehomes.us>

Tri-plex located in highly desirable area the heart of midtown Nogales! Property is comprised of one three-bedroom, one two-bedroom, and one studio units, each separately metered for electricity and gas! Apartments 'A' and 'C' are on month to month lease agreements, with unit 'B' on a year long lease through the Nogales Housing Authority. Located [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 53.16

List Number Main: 22320636

Municipality/Zoning: SCC - MFR

View: Pasture,Residential

Type: 3 Plex

Year built: 1942

County: Santa Cruz

Lot Acres: 0.24 acres

Lot Dimensions: Irregular

Attached/Detached: Detached





Description

Legal Description: Sub Mountain View Lots 29, 30, And 31 Blk A



Rooms

| | |
|--|--------------------------|
| Sauna Level: Nogales Unified School District #1 | Breakfast: Area |
| Dining Areas: Eat-In Kitchen | Dining Room: Area |
| Extra Room: None | |



Building Details

| | |
|---|--|
| Lot Features: Hillside Lot,Subdivided | Floor covering: Carpet, Ceramic Tile, Concrete, Vinyl |
| Roof: Built-up, Built-Up - Reflect, Rolled | Construction: Concrete Block,Stucco Finish |
| Style: Contemporary | Fence: Chain Link,Slump Block,Stucco Finish |
| 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: Midtown

Unit 2 Details: Rent: 467

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: Unisource

Driveway: Paved: Gas Range

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 13764.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.53, 13.44

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 39.05

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings, Flower Beds, Low Care, Natural Desert

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings, Flower Beds, Low Care, Natural Desert, Shrubs, Trees

Association & Fees: HOA: No

Fema Flood Zone: TBD

Section: 17

Tax Code: 101-39-015

Property Disclosures: Lead Based Paint

Road Maintenance: City

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

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$5,375.12

Analysis: Gross Rent Multi: 13.44

Analysis: Exp/SqFt: 1.54 sq ft

Listing Office

Listing Office ShortId: 498306

Listing Office Phone: (520) 207-0903

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Terr

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

Listing Member Phone: 29458



Units Information

| | |
|--|---|
| Unit 1 Details: Rent: 425 | Unit 1 Information: Floor: 1st |
| Unit 1 Information: Furnished: No | Unit 1 Information: Occupancy: Yes |
| Unit 1 Details: SqFt: 1299 | Unit 1 Details: # Bedrooms: 2 |
| Unit 1 Details: # Full Baths: 1 | Unit 1 Information: Parking: Single |
| Unit 2 Details: # Bedrooms: 3 | Unit 2 Details: # Full Baths: 1 |
| Unit 2 Details: # Half Baths: 1 | Unit 2 Details: SqFt: 1517 |
| Unit 2 Information: Furnished: No | Unit 2 Information: Stories: Single |
| Unit 2 Information: Floor: Yes, 1st | Unit 2 Information: Parking: Garage, On Street |
| Unit 3 Information: Monthly Rent: 255 | Unit 3 Details: SqFt: 500 |
| Unit 3 Details: # Bedrooms: 1 | Unit 3 Information: Stories: Single |
| Unit 3 Information: Occupancy: Yes | Unit 3 Information: Furnished: No |
| Unit 4 Details: # Full Baths: 1 | |

Amenities & Features

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|---|--|
| Interior Features: Smoke Detector, No | Exterior Features: Courtyard |
| Sewer: Connected | Accessibility Features: None |
| Neighborhood Feature: Lighted,Paved Street,Sidewalks,Street Lights | RV Parking: Other: None |
| Laundry: Laundry Closet | Main Cooling: Evaporative Cooling |
| Main Heating: Forced Air | Patio/Deck: Covered,Patio |
| Pool: None | Security: None |
| Spa: None | Water: City Water |
| Water Heater: Natural Gas | Window Covering: None |
| Gas: Natural | Total Parking: 4 |

Nearby Schools



Fees and Taxes

| | |
|-------------------------------------|--------------------------------------|
| Tax Year: 2022 | Expenses: Other Expenses: \$0 |
| Expenses: Resident Manager: \$0 | Expenses: Taxes/Assessments: \$1,061 |
| Expenses: Management: \$0 | Expenses: Water/Sewer: \$3,028.38 |
| Expenses: Contract Services: \$0 | Expenses: Figures Presented: \$0 |
| Expenses: Admin Expenses: \$0 | Expenses: Captial Expenses: \$0 |
| Expenses: Insurance: \$1,285.74 | Expenses: Gas/Electric: \$0 |
| Expenses: Maintenance Supplies: \$0 | Taxes: \$1,285.74 |

