



\$455,000

3407 E GLENN ST, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Looking to house hack? This centrally located triplex offers a great opportunity to live in one unit and rent the other two. Looking to invest? Rent all 3. Each unit has private parking and enclosed yard. Schedule your preview today!



Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.21 acres

Lot Dimensions: Unknown

Attached/Detached: Detached

Type: 3 Plex

Year built: 1981

List Price/SqFt: 197.48

List Number Main: 22410792

Municipality/Zoning: Tucson - R2

View: None





Description

Legal Description: Granada Park S150' W2 Lot 7 Blk 8



Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Bar

Extra Room: None

Breakfast: Bar

Dining Room: Area



Building Details

Lot Features: Subdivided

Roof: Built-Up - Reflect

Construction: Brick

Fence: Wood

Floor covering: Carpet, Ceramic Tile

Floor Covering: **Other:** Laminate

Style: Contemporary

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: 845

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Dishwasher,Electric Range,Garbage Disposal,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: TBD

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 36420.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.69, 12.84

Analysis: Vacancy Rate %: 2.73

Analysis: Exp % of Gross: 1.25

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

Driveway: None

Assessments: \$0

Community: None

Tax Code: 111-06-283E

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 995.00

Income: Total Expenses: \$442

Analysis: Gross Rent Multi: 12.84

Analysis: Exp/SqFt: 0.19 sq ft

Listing Office

Listing Office ShortId: 53879

Listing Office Phone: (520) 906-0769

Listing Member Phone: (520) 839-9432, 54365

ListingOfficeName: BIG REALTY Solutions, LLC

Listing Office Address: 727 N Swan Lane, Tucson, AZ 85711



Units Information

- Unit 1 Details: Rent:** 1045

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 750

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 804

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property, On Property

Unit 3 Details: SqFt: 750

Unit 3 Information: Stories: Single

Unit 4 Details: # Full Baths: 1
- 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

Unit 3 Information: Monthly Rent: 995

Unit 3 Details: # Bedrooms: 2

Unit 3 Information: Furnished: No

Amenities & Features

- Interior Features:** Central Vacuum,Storage, No

Sewer: Connected

Neighborhood Feature: None

Laundry: None

Main Heating: Heat Pump

Pool: None

Spa: None

Water Heater: Electric

Gas: None
- Exterior Features:** None

Accessibility Features: None

RV Parking: Other: None

Main Cooling: Central Air

Patio/Deck: Covered

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 6

Nearby Schools

- High School:** Catalina

Elementary School: Davidson
- Middle School:** Doolen



Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$121

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$141

Expenses: Water/Sewer: \$180

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,691.54

