



**\$450,000**

## **3409 E GLENN ST, TUCSON, AZ 85716, USA**

<https://rehomes.us>

Consistently rented triplex!! Great location with onsite parking. Updated, detached, 2 bedroom 1 bath units with new AC! Each unit has fenced, covered AND uncovered patio. Tenants pay electricity. Do Not Disturb Tenants.

- 3 Plex
- Multifamily
- Active



### **Basics**

**Category:** Multifamily

**Status:** Active

**Days On Market:** 88

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Unknown

**Attached/Detached:** Detached

**Type:** 3 Plex

**Year built:** 1981

**List Price/SqFt:** 195.31

**List Number Main:** 22305694

**Municipality/Zoning:** Tucson - R2

**View:** None



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# Description

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

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# Rooms

<b>Sauna Level:</b> TUSD	<b>Breakfast:</b> None
<b>Dining Areas:</b> Dining in LR/GR	<b>Dining Room:</b> Area
<b>Extra Room:</b> None	

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# Building Details

<b>Lot Features:</b> Subdivided	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Roof:</b> Built-Up - Reflect, Rolled	<b>Floor Covering: Other:</b> Laminate
<b>Construction:</b> Brick	<b>Style:</b> Modern,Ranch
<b>Fence:</b> Wood	<b>Construction Status:</b> Existing

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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:** Granada Park

**Unit 2 Details: Rent:** 795

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 111-06-283E

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 1000.00

**Income: Total Expenses:** \$453

**Analysis: Gross Rent Multi:** 13.88

**Analysis: Exp/SqFt:** 0.20 sq ft

**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

**Fema Flood Zone:** No

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV,High Speed Internet

**Income: Gross Scheduled Rent:** 33420.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 7.10, 13.88

**Analysis: Vacancy Rate %:** 2.99

**Analysis: Exp % of Gross:** 1.40

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## Listing Office

**Listing Office ShortId:** 51535

**Listing Office Phone:** (520) 906-0769

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

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 7445 N Oracle Rd No. 201, Tucson, AZ 85704



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# Units Information

- Unit 1 Details: Rent:** 995

**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 3 Information: Occupancy:** Yes

**Unit 4 Details: # Full Baths:** 1
- Unit 1 Information: Floor:** 1st

**Unit 1 Information: Occupancy:** No

**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:** 1045

**Unit 3 Details: # Bedrooms:** 2

**Unit 3 Information: Floor:** 1st

**Unit 3 Information: Furnished:** No

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# Amenities & Features

- Interior Features:** Ceiling Fan(s),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:** Some

**Total Parking:** 6

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# Nearby Schools



**High School:** Catalina  
**Elementary School:** Davidson

**Middle School:** Doolen

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## Fees and Taxes

**Tax Year:** 2022  
**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:** \$142  
**Expenses: Water/Sewer:** \$190  
**Expenses: Figures Presented:** \$0  
**Expenses: Captial Expenses:** \$0  
**Expenses: Gas/Electric:** \$0  
**Taxes:** \$1,704.39

