



**\$350,000**

## **3408 E LEE ST, TUCSON, AZ 85716, USA**

<https://rehomes.us>

Charming Duplex Investment Opportunity in prime Central location! With two separate units, you can maximize your investment potential by renting one unit while living in the other, or rent both for a steady stream of rental income. This duplex is a fantastic opportunity for investors or those seeking a flexible housing arrangement. Unit 3408 has [...]

- 2 Plex
- Multifamily
- Active



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## **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 59 x 137 x 62 x 136

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1948

**List Price/SqFt:** 246.13

**List Number Main:** 22327526

**Municipality/Zoning:** Tucson - R1

**View:** None

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## Description

**Legal Description:** MORNING VIEW TRACTS E2 N2 LOT 6 BLK 9

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## Rooms

**Sauna Level:** TUSD

**Breakfast:** Bar

**Dining Room:** Area

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Breakfast Bar,Eat-In Kitchen

**Extra Room:** None

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## Building Details

**Lot Features:** North/South Exposure

**Roof:** Built-up

**Style:** Bungalow

**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Mexican Tile

**Construction:** Concrete Block

**Fence:** Block,Wood

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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,Property Sold As-Is **Ownership:** Individual

**Subdivision Name:** Morning View

**Landscape - Front:** Desert Plantings,Shrubs,Trees

**Direction:** E

**Horse Facilities:** No

**Security: Other:** Security Doors

**Driveway: Paved:** Breakfast Bar,Gas Range,Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 3800.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.15, 92.11

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 86.44

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

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

**Utilities:** Owner, Owner

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Desert Plantings,Shrubs,Trees

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Community:** None

**Tax Code:** 122-17-1300

**Property Disclosures:** Home Inspection,Insurance Claims History Report,Lead Based Paint,Military Airport Vct,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$3,284.76

**Analysis: Gross Rent Multi:** 92.11

**Analysis: Exp/SqFt:** 2.31 sq ft

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**Listing Office**



**Listing Office ShortId:** 4291

**Listing Office Phone:** (520) 229-2050

**Listing Office Url:**  
<http://www.tucsonschoice.com>

**ListingOfficeName:** Tucson's Choice Property Management & Real Estate Group LLC

**Listing Office Address:** 6700 N. Oracle Ste 235, Tucson, AZ 85704

**Listing Member Phone:** (520) 241-5506, 54110

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## Units Information

**Unit 1 Details: Rent:** 2000

**Unit 1 Information: Furnished:** Yes

**Unit 1 Details: SqFt:** 711

**Unit 1 Details: # Full Baths:** 1

**Unit 2 Details: # Bedrooms:** 1

**Unit 2 Details: SqFt:** 711

**Unit 2 Information: Stories:** Single

**Unit 2 Information: Parking:** On Property

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

**Unit 1 Information: Occupancy:** No

**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:** No, 1st

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## Amenities & Features

**Interior Features:** Exposed Beams,Walk In Closets, No

**Sewer:** Connected

**Neighborhood Feature:** None

**Laundry:** Dryer Included,Outside,Storage,Washer Included

**Main Heating:** Forced Air,Natural Gas,Wall,Zoned

**Pool:** None

**Water:** City Water

**Window Covering:** Some

**Total Parking:** 392

**Exterior Features:** Fountain,None

**Accessibility Features:** None

**RV Parking: Other:** none

**Main Cooling:** Central Air,Evaporative Cooling,Wall Unit(s),Window Unit(s)

**Patio/Deck:** Deck,Patio

**Spa:** None

**Water Heater:** Natural Gas

**Gas:** Natural



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## Nearby Schools

**High School:** Catalina

**Elementary School:** Blenman

**Middle School:** Doolen

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## Fees and Taxes

**Tax Year:** 2023

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

**Expenses: Management:** \$0

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

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

**Expenses: Insurance:** \$1,420

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

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

**Expenses: Taxes/Assessments:** \$1,336.76

**Expenses: Water/Sewer:** \$228

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

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

**Expenses: Gas/Electric:** \$300

**Taxes:** \$1,336.76

