



\$350,000

3430 N FONTANA AVE, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This midtown duplex has 2 units, each with 2 bedrooms and 2 bathrooms. Both units are identical and well-maintained, and they are always occupied. The water and electric meters are separately metered for the convenience of both tenants. This means you can live in one unit and rent out the other.



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 208.33

List Number Main: 22326475

Municipality/Zoning: Tucson - R3

View: Residential

Type: 2 Plex

Year built: 1999

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 48x113

Attached/Detached: Attached





Description

Legal Description: /Fontana Place N50' Lot 1



Rooms

Sauna Level: Amphitheater
Breakfast: None
Dining Room: Area

Kitchen Features: **Appliance Color:** Black
Dining Areas: Dining in LR/GR
Extra Room: None



Building Details

Lot Features: North/South Exposure
Roof: Shingle
Style: Contemporary
Construction Status: Existing

Floor covering: Carpet, Ceramic Tile
Construction: Frame - Stucco
Fence: Block



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: Unsubdivided

Unit 2 Details: Rent: 1250

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

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

Home Protection: Offered: No

Fema Flood Zone: No

Section: 25

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 30000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.86, 11.67

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 8.30

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 106-04-351B

Property Disclosures: Leases,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,490

Analysis: Gross Rent Multi: 11.67

Analysis: Exp/SqFt: 1.48 sq ft

Listing Office

Listing Office ShortId: 16706

Listing Office Phone: (520) 299-2201

Listing Office Url: <http://www.LongRealty.com>

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr
No. 101, Tucson, AZ 85718

Listing Member Phone: 17286

Units Information



Unit 1 Details: Rent: 1250
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 840
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 840
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Street

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: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Smoke Detector
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
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: Patio
Security: Window Bars
Water: City Water
Window Covering: None
Total Parking: 2

Nearby Schools

High School: Amphitheater
Elementary School: Prince

Middle School: Amphitheater

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$900

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,590

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,590

