



\$375,000

- 2 Plex
- Multifamily
- Active



351 E 23RD ST, TUCSON, AZ 85713, USA

<https://rehomes.us>

Wonderful opportunity with option to occupy one unit and rent the other, or rent both! This property is located minutes away from Downtown Tucson, I-10, shopping, and the University. Boasting recent upgrades, including a NEW roof and HVAC systems (Warranty), new paint, new flooring, and more, this duplex provides worry-free ownership and attractive rental income. [...]

Basics



Category: Multifamily

Status: Active

List Price/SqFt: 196.13

List Number Main: 22324381

Municipality/Zoning: Tucson - R2

View: City

Type: 2 Plex

Year built: 1983

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Description

Legal Description: SOUTH PARK LOT 16 BLK 3

Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Nook

Extra Room: None

Breakfast: None

Dining Room: Area

Building Details

Lot Features: Corner Lot,Subdivided

Roof: Shingle

Style: Pueblo,Ranch

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile, Vinyl

Construction: Brick

Fence: Block,Chain Link

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: South Park Addition

Unit 2 Details: Rent: 1450

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Electric Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 24

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 33600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.43, 11.16

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 5.90

UnBranded Virtual Tour: [Tenant, 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: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 118-12-0480

Property Disclosures: Insurance Claims History Report

Road Maintenance: City

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

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$1,983

Analysis: Gross Rent Multi: 11.16

Analysis: Exp/SqFt: 1.04 sq ft

Listing Office

Listing Office ShortId: 51535

Listing Office Phone: (520) 906-0769

Listing Member Phone: (520) 245-6763, 54788

ListingOfficeName: Realty One Group Integrity

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

Units Information



Unit 1 Details: Rent: 1350
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 956
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 956
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

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

Amenities & Features

Interior Features: Ceiling Fan(s)
Sewer: Connected
Neighborhood Feature: None
Main Cooling: Ceiling Fan(s),Central Air
Patio/Deck: Enclosed,Slab
RV Parking: Space Available
Spa: None
Water Heater: Electric,Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Laundry: Outside
Main Heating: Heat Pump
Pool: None
Security: Window Bars
Water: City Water
Window Covering: None
Total Parking: 4

Nearby Schools

High School: Tucson
Elementary School: Drachman

Middle School: Drachman

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$133

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,850

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,844.71

