



\$325,000

- 2 Plex
- Multifamily
- Active

3540 E FLOWER ST, TUCSON, AZ 85716, USA

<https://rehomes.us>

Well-maintained duplex with long-term tenants on month to month leases. Rents are below market rate. Great central location.



Basics

Category: Multifamily

Status: Active

Days On Market: 5

County: Pima

Lot Acres: 0.21 acres

Lot Dimensions: 55'x150'x56'x151'

Attached/Detached: Attached

Type: 2 Plex

Year built: 1970

List Price/SqFt: 177.98

List Number Main: 22312795

Municipality/Zoning: Tucson - R2

View: Residential





Description

Legal Description: Grantland Acres W60' N150' Lot 2 Blk 6



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Eat-In

Dining Room: Area



Building Details

Lot Features: Adjacent to Alley

Roof: Built-up

Style: Bungalow

Construction Status: Existing

Floor covering: Carpet, Vinyl

Construction: Brick

Fence: Wood



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: Grantland Acres

Unit 2 Details: Rent: 900

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Garbage Disposal, Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 21600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.59, 15.05

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 15.84

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Trees

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$22,052

Community: None

Tax Code: 111-08-116D

Property Disclosures: Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,421

Analysis: Gross Rent Multi: 15.05

Analysis: Exp/SqFt: 1.87 sq ft

Listing Office

Listing Office ShortId: 51535

Listing Office Phone: (520) 906-0769

Listing Member Phone: (602) 571-2918, 59718

ListingOfficeName: Realty One Group Integrity

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

Units Information



Unit 1 Details: Rent: 900

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 913

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: # Half Baths: 1

Unit 2 Information: Furnished: No

Unit 2 Information: Floor: Yes, 1st

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 Details: SqFt: 913

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: Carport

Amenities & Features

Interior Features: No

Sewer: Connected

Neighborhood Feature: None

Main Cooling: Central Air

Patio/Deck: Gazebo

RV Parking: Space Available

Spa: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Accessibility Features: None

Laundry: Dryer Included,Washer Included

Main Heating: Forced Air

Pool: None

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 2

Nearby Schools

High School: Catalina

Elementary School: Blenman

Middle School: Doolen

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$575

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,826

Expenses: Water/Sewer: \$1,020

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,826.07

