



\$999,000

703 N RICHEY BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Completely remodeled triplex with modern design! Nothing was left untouched – new plumbing, electrical, HVAC and new roof in 2021. Tile floors throughout with quartz countertops, SS appliances and upgrades galore! Close to UoA, Banner Health, El Con Mall and the bike path.



Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.28 acres

Lot Dimensions: 86x148x85x148

Attached/Detached: Attached

Type: 3 Plex

Year built: 1958

List Price/SqFt: 258.41

List Number Main: 22409494

Municipality/Zoning: Tucson - R2

View: City, Residential



Description

Legal Description: Conquistador Heights S80' Lot 4 Elk 2

Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Quartz
Kitchen Features: Appliance Color: Stainless	Breakfast: Area
Dining Areas: Dining in LR/GR,Eat-In Kitchen	Dining Room: Area
Extra Room: None	Kitchen Features: Electric

Building Details

Lot Features: Corner Lot	Floor covering: Ceramic Tile
Roof: Built-up	Fence: Other: Steel panel fencing
Construction: Burnt Adobe,Stucco Finish	Style: Modern
Fence: Block	Construction Status: Existing

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: Conquistador Heights Addition

Unit 2 Details: Rent: 2400

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Double Sink, Electric Range, Freezer, Garbage Disposal, Island, Refrigerator

Home Protection: Offered: Yes

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 125-11-0200

Property Disclosures: Lead Based Paint, Leases, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$27,827

Analysis: Gross Rent Multi: 11.38

Analysis: Exp/SqFt: 7.20 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other:
Decorative Gravel, Desert Plantings, Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other:
Decorative Gravel, Desert Plantings, Low Care

Association & Fees: HOA: No

Home Protection: Plan By: Old Republic

Fema Flood Zone: No

Section: 9

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Alarm System, Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 87800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.00, 11.38

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 31.69

Listing Office



Listing Office ShortId: 495204

Listing Office Phone: (888) 897-7821

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

ListingOfficeName: eXp Realty

Listing Office Address: 16165 N 83rd Ave,Ste 200, Peoria, AZ 85382

Listing Member Phone: (520) 651-6723, 63223

Units Information

Unit 1 Details: Rent: 5000

Unit 1 Information: Furnished: Yes

Unit 1 Details: SqFt: 1550

Unit 1 Details: # Full Baths: 2

Unit 2 Details: # Bedrooms: 3

Unit 2 Details: SqFt: 1550

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: Carport, Carport

Unit 3 Details: SqFt: 766

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: Yes

Unit 1 Details: # Bedrooms: 3

Unit 1 Information: Parking: Single

Unit 2 Details: # Full Baths: 2

Unit 2 Information: Furnished: No

Unit 2 Information: Floor: Yes, 1st

Unit 3 Information: Monthly Rent: 1350

Unit 3 Details: # Bedrooms: 1

Unit 3 Information: Floor: 1st

Unit 3 Information: Furnished: No

Amenities & Features



Interior Features: Ceiling Fan(s),Exposed Beams,Furnished,Storage,Vaulted Ceilings, No

Sewer: Connected

Neighborhood Feature: Jogging/Bike Path,Park,Paved Street,Street Lights

Main Cooling: Ceiling Fan(s),Central Air

Patio/Deck: Covered,Patio,Paver,Slab

RV Parking: Space Available

Spa: None

Water Heater: Electric

Gas: Natural

Exterior Features: Courtyard

Accessibility Features: None

Laundry: Laundry Room,Outside

Main Heating: Forced Air,Natural Gas

Pool: Community

Security: Cameras,Security Lights

Water: City Water

Window Covering: Stay

Total Parking: 8

Nearby Schools

High School: Tucson

Middle School: Mansfeld

Elementary School: Howell

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$8,000

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$4,020

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,540

Expenses: Water/Sewer: \$2,317

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$10,950

Taxes: \$2,540.07

