



\$475,000

3563 E BLACKLIDGE DR, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Awesome 4plex. Each unit has its own yard and laundry hook ups. All four units are 2 beds and 1 bath with the same floor plan. Tile flooring through out all units. The roof is approximately one year new! There is plenty of parking at the property.



Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.28 acres

Lot Dimensions: irregular

Attached/Detached: Attached

Type: 4 Plex

Year built: 1970

List Price/SqFt: 154.72

List Number Main: 22403773

Municipality/Zoning: Tucson - R2

View: None





Description

Legal Description: Farmington E60' Lot 9 Blk 10 Exc Sly Ptn



Rooms

Sauna Level: TUSD	Breakfast: Area
Dining Areas: Eat-In Kitchen	Dining Room: None
Extra Room: None	



Building Details

Lot Features: Subdivided	Floor covering: Ceramic Tile
Roof: Built-up	Style: Other: 4 plex
Construction: Brick	Fence: Wood
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: Farmington Addition

Unit 2 Details: Rent: 850

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 111-05-186D

Property Disclosures: Military Airport Vct

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$9,744

Analysis: Gross Rent Multi: 12.37

Analysis: Exp/SqFt: 3.17 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: E

Horse Facilities: No

Security: Other: Security door

Driveway: Paved: 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,High Speed
Internet

Income: Gross Scheduled Rent:
38400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.03, 12.37

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 25.37

Listing Office

Listing Office ShortId: 4651

Listing Office Phone: (520) 780-7888

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

ListingOfficeName: Blue Fox Properties,
LLC

Listing Office Address: 7368 N La Cholla
Blvd, Tucson, AZ 85741

Listing Member Phone: (520) 850-4189,
15136



Units Information

Unit 1 Details: Rent: 775	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 767	Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 2	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 767	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: Yes, 1st
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 750
Unit 3 Details: SqFt: 767	Unit 3 Details: # Bedrooms: 2
Unit 3 Information: Stories: Single	Unit 3 Information: Floor: 1st
Unit 3 Information: Occupancy: Yes	Unit 3 Information: Furnished: No
Unit 4 Details: Rent: 850	Unit 4 Details: SqFt: 767
Unit 4 Details: # Full Baths: 1, 1	Unit 4 Details: # Bedrooms: 2
Unit 4 Information: Occupancy: Yes	Unit 4 Information: Stories: Single
Unit 4 Information: Floor: 1st	Unit 4 Information: Furnished: No
Unit 4 Information: Parking: On Property	

Amenities & Features

Interior Features: Storage, No	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	RV Parking: Other: none
Laundry: Outside	Main Cooling: Evaporative Cooling
Main Heating: Forced Air	Patio/Deck: None
Pool: None	Security: Window Bars
Spa: None	Water: City Water
Water Heater: Natural Gas	Window Covering: Some
Gas: Natural	Total Parking: 8



Nearby Schools

High School: Sahuaro

Elementary School: Davidson

Middle School: Doolen

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$3,840

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,784

Expenses: Water/Sewer: \$3,120

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,784.92

