



**\$425,000**

- 2 Plex
- Multifamily
- Active

## **762 W PRESIDENT ST, TUCSON, AZ 85714, USA**

<https://rehomes.us>

New Construction DUPLEX . One unit 3 bedroom 2 bath – 1079 sq feet -parking space 2. 2nd Unit 2 bedroom 1 bath – 803 sq feet - parking space 2. Great Investment opportunity Or live in one and rent the other! Beautiful Granite counters through out home, new stainless steel appliances, tile in all areas. [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 225.82

**List Number Main:** 22411254

**Municipality/Zoning:** Tucson - R2

**View:** Residential

**Type:** 2 Plex

**Year built:** 2024

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 49X144X49X144

**Attached/Detached:** Attached





# Description

**Legal Description:** From Parcel:001010010 /National City Annex Lot 13 Blk A



# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features:</b> <b>Appliance Color:</b> Stainless
<b>Breakfast:</b> Area	<b>Dining Areas:</b> Dining in LR/GR
<b>Dining Room:</b> Area	<b>Extra Room:</b> None



# Building Details

<b>Lot Features:</b> North/South Exposure	<b>Floor covering:</b> Ceramic Tile
<b>Roof:</b> Tile	<b>Construction:</b> Frame - Stucco
<b>Style:</b> Southwestern	<b>Fence:</b> None
<b>Construction Status:</b> New Construction	



# 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:** National City Annex

**Landscape - Front: Other:** Decorative Gravel

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 35

**Fire Protection:** Subscription

**Range:** 13.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.00

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Utilities:** Owner, Owner

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Electric Range

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 120-02-0460

**Property Disclosures:** None

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

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## Listing Office

**Listing Office ShortId:** 5791

**Listing Office Phone:** (520) 275-4077

**Listing Office Url:**  
<http://omnihomesinternational.com>

**ListingOfficeName:** OMNI Homes International

**Listing Office Address:** 7445 N Oracle Rd Suite 201, Tucson, AZ 85704

**Listing Member Phone:** (520) 270-6127, 64133

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## Units Information



**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** No  
**Unit 1 Details: # Bedrooms:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** No, 1st

**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1079  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 803  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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## Amenities & Features

**Interior Features:** Ceiling Fan(s)  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Closet  
**Main Heating:** Electric  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** None  
**Accessibility Features:** Door Levers  
**RV Parking: Other:** NO  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 4

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## Nearby Schools

**High School:** Pueblo      **Middle School:** Mary Belle McCorkle Academy  
**Elementary School:** Rose

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## Fees and Taxes



**Tax Year:** 2023

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$0

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$0

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$611.29

