



**\$325,000**

## **3838 E LEE ST, TUCSON, AZ 85716, USA**

<https://rehomes.us>

**\*\*\*EXCELLENT OPPORTUNITY FOR TWO UNITS WITH A CLEAN INVITING CURB APPEAL\*\*\*** Best BOGO deal ever, two individual homes on one lot BOTH UNITS ARE CURRENTLY LEASED. Two individual free standing units on one lot! One 2BR/1.5BA unit and one 1BR/1BA unit. Both units have been upgraded. Each has its own private yard area and separate [...]

- 2 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 31

**County:** Pima

**Lot Acres:** 0.24 acres

**Lot Dimensions:** 90x116x89x117

**Attached/Detached:** Detached

**Type:** 2 Plex

**Year built:** 1934

**List Price/SqFt:** 208.20

**List Number Main:** 22400275

**Municipality/Zoning:** Tucson - R2

**View:** Residential

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## Description

**Legal Description:** Speedway Park W87' Lot 1 Blk 8

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## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Nook

**Extra Room:** None

**Kitchen Features:** **Countertops:** Lam

**Breakfast:** Eat-In

**Dining Room:** None

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## Building Details

**Lot Features:** North/South Exposure

**Roof:** Shingle

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Vinyl

**Construction:** Frame

**Fence:** Wood

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## 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:** Speedway Park Addition

**Unit 2 Details: Rent:** 885

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 1730.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.56, 179.19

**Analysis: Vacancy Rate %:** 0.00

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Low Care

**Direction:** E

**Horse Facilities:** No

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 122-18-1370

**Property Disclosures:** Lead Based Paint

**Road Maintenance:** City

**Terms:** Cash, Conventional, Submit

**Income: Vacancy Loss:** 0.00

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

**Analysis: Gross Rent Multi:** 179.19

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## Listing Office

**Listing Office ShortId:** 51620

**Listing Office Phone:** (520) 954-5800

**Listing Office Url:**  
<https://tucson.evrealstate.com/>

**ListingOfficeName:** Engel & Volkers  
Tucson

**Listing Office Address:** 6151 E Grant Rd,  
Tucson, AZ 85712

**Listing Member Phone:** (520) 609-8425,  
612828

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## Units Information



**Unit 1 Details: Rent:** 845  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 480  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 1081  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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

**Amenities & Features**

**Interior Features:** No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Closet  
**Main Heating:** Forced Air  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Some  
**Total Parking:** 4

**Exterior Features:** None  
**Accessibility Features:** None  
**Assoc Amenities:** None  
**Main Cooling:** Central Air,Evaporative Cooling  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Nearby Schools**

**High School:** Catalina

**Elementary School:** Wright

**Middle School:** Doolen

**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:** \$1,507.40

