



**\$299,000**

## **3849 E 32ND ST, TUCSON, AZ 85713, USA**

<https://rehomes.us>

Nestled in the heart of Tucson's thriving real estate market, 32nd Street presents a golden opportunity for savvy investors. This unique property boasts not one, but two charming houses on a single lot, each currently leased and generating steady rental income. In a market where location is key, this gem shines brightly, positioned just moments [...]

- 2 Plex
- Multifamily
- Active



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 177.24

**List Number Main:** 22320060

**Municipality/Zoning:** Tucson - R2

**View:** Residential,Sunrise

**Type:** 2 Plex

**Year built:** 1952

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** irregular

**Attached/Detached:** Detached





## Description

**Legal Description:** From Parcel:001010010 /Bel Air Annex Lot 2 Exc W 27.8' & Ptn Of Abandoned 31st Street



## Rooms

**Sauna Level:** TUSD

**Breakfast:** Area

**Dining Room:** None

**Kitchen Features: Countertops:** formica

**Dining Areas:** Dining in LR/GR

**Extra Room:** None



## Building Details

**Lot Features:** Corner Lot,North/South Exposure

**Roof:** Shingle

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Brick

**Fence:** Chain Link



## 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:** Bel Air Annex

**Unit 2 Details: Rent:** 925

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 21

**Fire Protection:** None

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV, High Speed Internet

**Income: Gross Scheduled Rent:**  
22524.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 7.05, 13.27

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 6.39

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

**Ownership:** Investor

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

**Landscape - Front: Other:** Decorative  
Gravel, Low Care

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel, Low  
Care

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 130-12-1810

**Property Disclosures:** Insurance Claims History  
Report, Lead Based Paint, Military Airport Vct, Seller  
Prop Disclosure

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,438.96

**Analysis: Gross Rent Multi:** 13.27

**Analysis: Exp/SqFt: 0.85** sq ft

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## Listing Office

**Listing Office ShortId:** 495203

**Listing Office Phone:** (888) 897-7821

**Listing Member Phone:** (520) 403-7703,  
22275

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 2959 N Swan Rd. #141,  
Tucson, AZ 85712



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# Units Information

**Unit 1 Details: Rent:** 952  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 864  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 823  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport

**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 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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# Amenities & Features

**Interior Features:** Dual Pane Windows, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**RV Parking: Other:** None  
**Laundry:** Outside  
**Main Heating:** Heat Pump  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Exterior Features:** None  
**Accessibility Features:** None  
**Main Cooling: Other:** 4/2023  
**Assoc Amenities:** None  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 3

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# Nearby Schools

**High School:** Tucson  
**Elementary School:** Kellond

**Middle School:** Mansfeld

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# Fees and Taxes



<b>Tax Year: 2023</b>		<b>Expenses: Other Expenses: \$0</b>	
<b>Expenses: Resident Manager: \$150.16</b>		<b>Expenses: Taxes/Assessments: \$1,288.80</b>	
<b>Expenses: Management: \$0</b>		<b>Expenses: Water/Sewer: \$0</b>	
<b>Expenses: Contract Services: \$0</b>		<b>Expenses: Figures Presented: \$0</b>	
<b>Expenses: Admin Expenses: \$0</b>		<b>Expenses: Captial Expenses: \$0</b>	
<b>Expenses: Insurance: \$0</b>		<b>Expenses: Gas/Electric: \$0</b>	
<b>Expenses: Maintenance Supplies: \$0</b>		<b>Taxes: \$1,288.86</b>	

