



\$816,661

3932 N PARK AVE, TUCSON, AZ 85719, USA

<https://rehomes.us>

Charming multi-family corner Fourplex in North Central Tucson. Just a few minutes from U of A, hospitals, shopping and restaurants. Two: 2 bedroom 1 bath units and two: 1 bedroom 1 bath units. Private yards & washer/dryer hookups. Fully occupied since remodel. Remodeled and updated in 2018 with new tankless water heaters, new HVAC units, [...]

- 4 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 275.90

List Number Main: 22318105

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Type: 4 Plex

Year built: 1960

County: Pima

Lot Acres: 0.39 acres

Lot Dimensions: Irregular

Attached/Detached: Attached





Description

Legal Description: E80' W110' S157.5' NW4 NW4 NE4 NW4.261 AC SEC 30-13-14



Rooms

Sauna Level: Amphitheater

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Breakfast Bar

Extra Room: None

Kitchen Features: **Pantry:** Cabinet

Breakfast: None

Dining Room: Area

Bathroom Features: **Countertops/Hall:** cultured marble



Building Details

Lot Features: Corner Lot,East/West Exposure

Roof: Built-Up - Reflect

Construction: Burnt Adobe

Fence: Block,Wood

Floor covering: Ceramic Tile

Fence: **Other:** metal

Style: Ranch

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: Unsubdivided

Unit 2 Details: Rent: 1195

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 113-02-0230

Property Disclosures: Lead Based Paint,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 3114.00

Income: Total Expenses: \$8,707

Analysis: Gross Rent Multi: 13.80

Analysis: Exp/SqFt: 2.94 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Security: Other: wrought iron doors

Driveway: Paved: Dishwasher,Electric Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 30

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 62280.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.18, 13.80

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 14.72

Listing Office

Listing Office ShortId: 286606

Listing Office Phone: (520) 428-3338

Listing Office Url:
<https://www.tierraantigua.com/>

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 216 E. Congress,
Tucson, AZ 85701

Listing Member Phone: (520) 390-1479,
16682

Units Information



Unit 4 Information: Parking: On Property

Unit 4 Information: Furnished: No

Total Parking: 8



Nearby Schools

High School: Amphitheater
Elementary School: Holaway

Middle School: Amphitheater

Fees and Taxes

Tax Year: 2022
Expenses: Resident Manager: \$0
Expenses: Management: \$0
Expenses: Contract Services: \$0
Expenses: Admin Expenses: \$0
Expenses: Insurance: \$1,300
Expenses: Maintenance Supplies: \$1,500

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$2,607
Expenses: Water/Sewer: \$3,300
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$0
Taxes: \$2,606.72

