



**\$275,000**

## **4116 E BELLEVUE ST, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Great turnkey duplex opportunity in midtown Tucson! Can be purchased separately, or with 4120 E Bellevue St duplex, located next door and sharing the courtyard. Both units are efficient 1/1 layouts boosting recent interior upgrades and including private, fenced-in back yards, and ample parking. Newer mini-splits in each room make for comfortability year-round: no evap [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 45.46

**List Number Main:** 22318834

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s)

**Type:** 2 Plex

**Year built:** 1962

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 60' x 105'

**Attached/Detached:** Attached





# Description

**Legal Description:** Dryden Lot 8



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Nook

**Extra Room:** None

**Breakfast:** Nook

**Dining Room:** Area



# Building Details

**Lot Features:** East/West Exposure,Subdivided

**Roof:** Built-up

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Burnt Adobe

**Fence:** Block



# 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:** Dryden Addition

**Unit 2 Details: Rent:** 1100

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Electric Range, Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 122-11-0080

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

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$5,427.82

**Analysis: Gross Rent Multi:** 10.42

**Analysis: Exp/SqFt:** 0.90 sq ft

**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

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 26400.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 7.63, 10.42

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 20.56

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## Listing Office

**Listing Office ShortId:** 478313

**Listing Office Phone:** (520) 615-8400

**Listing Member Phone:** (520) 349-9206, 5105

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718



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## Units Information

**Unit 1 Details: Rent:** 1100  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 624  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 624  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**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:** Yes, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Exposed Beams,Smoke Detector,Vaulted Ceilings, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**RV Parking: Other:** None  
**Laundry:** Outside  
**Main Heating:** Electric  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Exterior Features:** Courtyard  
**Accessibility Features:** None  
**Main Cooling: Other:** Mini split  
**Assoc Amenities:** None  
**Main Cooling:** Ceiling Fan(s)  
**Patio/Deck:** Patio  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 6

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Wright

**Middle School:** Doolen



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# Fees and Taxes

Tax Year: 2022	
Expenses: Resident Manager:	\$0
Expenses: Management:	\$0
Expenses: Contract Services:	\$85
Expenses: Admin Expenses:	\$0
Expenses: Insurance:	\$600
Expenses: Maintenance Supplies:	\$1,500
Expenses: Other Expenses:	\$0
Expenses: Taxes/Assessments:	\$1,342.82
Expenses: Water/Sewer:	\$100
Expenses: Figures Presented:	\$0
Expenses: Captial Expenses:	\$1,800
Expenses: Gas/Electric:	\$0
Taxes:	\$1,342.82

