



430 E 6TH ST, TUCSON, AZ 85705, USA

<https://rehomes.us>

5 unit property located between the University of Arizona and downtown Tucson just 4th Ave adjacent 1 two level 2 bedroom 1 bath 3 1 bedrooms 1 studio property is in need of renovations to be made fully rent ready contact agent for details

\$300,000

- 4 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

Days On Market: 6

County: Pima

Lot Acres: 0.07 acres

Lot Dimensions: 78x43x79x43

Attached/Detached: Detached

Type: 4 Plex

Year built: 1941

List Price/SqFt: 204.08

List Number Main: 22318682

Municipality/Zoning: Tucson - C3

View: Residential





Description

Legal Description: Tucson W40' Lot 1 & N14' W40' Lot 4 Blk 67



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: Loft

Breakfast: Area,Eat-In

Dining Room: None



Building Details

Lot Features: Subdivided

Roof: Rolled

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile, Concrete

Construction: Brick

Fence: None



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: C.O.T. Resub

Unit 2 Details: Rent: 700

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range, Garbage Disposal, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 12

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 2650.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -1.48, 260.87

Analysis: Vacancy Rate %: 56.60

Analysis: Exp % of Gross: 486.96

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

Driveway: None

Assessments: \$0

Community: None

Tax Code: 117-05-0060

Property Disclosures: Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash

Income: Vacancy Loss: 1500.00

Income: Total Expenses: \$5,600

Analysis: Gross Rent Multi: 260.87

Analysis: Exp/SqFt: 3.81 sq ft

Listing Office

Listing Office ShortId: 478313

Listing Office Phone: (520) 615-8400

Listing Member Phone: (520)
850-4000, 30655

ListingOfficeName: Keller Williams Southern Arizona

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



Units Information

Unit 1 Details: Rent: 550	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: No
Unit 1 Details: SqFt: 300	Unit 1 Details: # Full Baths: 1
Unit 1 Information: Parking: Single	Unit 2 Details: # Bedrooms: 1
Unit 2 Details: # Full Baths: 1	Unit 2 Details: SqFt: 500
Unit 2 Information: Furnished: No	Unit 2 Information: Stories: Single
Unit 2 Information: Floor: No, 1st	Unit 2 Information: Parking: On Street, On Street
Unit 3 Information: Monthly Rent: 700	Unit 3 Details: SqFt: 500
Unit 3 Details: # Bedrooms: 1	Unit 3 Information: Stories: Single
Unit 3 Information: Floor: Basement	Unit 3 Information: Occupancy: No
Unit 3 Information: Furnished: No	Unit 4 Details: Rent: 750
Unit 4 Details: SqFt: 800	Unit 4 Details: # Full Baths: 1, 1
Unit 4 Details: # Bedrooms: 2	Unit 4 Information: Occupancy: Yes
Unit 4 Information: Stories: Two	Unit 4 Information: Floor: 1st
Unit 4 Information: Furnished: No	Unit 4 Information: Parking: On Street

Amenities & Features

Interior Features: Vaulted Ceilings	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	RV Parking: Other: NA
Laundry: Facility	Main Cooling: Evaporative Cooling
Main Heating: Floor Furnace	Patio/Deck: None
Pool: None	Security: None
Spa: None	Water: City Water
Water Heater: Electric	Window Covering: None
Gas: Natural	

Nearby Schools



Fees and Taxes

Tax Year: 2022	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$5,200
Expenses: Management: \$0	Expenses: Water/Sewer: \$100
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$100	Expenses: Gas/Electric: \$200
Expenses: Maintenance Supplies: \$0	Taxes: \$2,417.89

