



\$285,000

- 2 Plex
- Multifamily
- Active

431 W 39TH ST, TUCSON, AZ 85713, USA

<https://rehomes.us>

DUPLEX RENTAL PROPERTY WITH 2 UNITS. #1 1156SF (3BED / 1 BA). #2 677SF 2 BEDS / 1 BA). NEW OWNER IN PROCESS OF REMODELING. 2 TIER PRICE LEVEL - AS-IS AT \$285,000 / IF COMPLETED \$399,900 HURRY TO PICK COLORS, APPLIANCES, ETC....ALSO, IT IS POSSIBLE TO ADD ADDITIONAL STUDIO UNIT #3 TO PROPERTY MAKING [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 34

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: IRREGULAR

Attached/Detached: Attached

Type: 2 Plex

Year built: 1956

List Price/SqFt: 155.48

List Number Main: 22311814

Municipality/Zoning: Tucson - SR1

View: None

Description

Legal Description: SUNSET VILLA LOT 6 EXC S30' BLK 11

Rooms

Sauna Level: TUSD

Kitchen Features: **Pantry:** Cabinet

Breakfast: Eat-In

Dining Room: None

Kitchen Features: 1

Kitchen Features: **Countertops:** FORMICA

Kitchen Features: **Appliance Color:** White

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: North/South Exposure

Roof: Rolled

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile, Vinyl

Construction: Concrete Block,Frame - Stucco

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: Sunset Villa Addition

Unit 2 Details: Rent: 850

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEPCO

Driveway: Paved: Dishwasher, Electric Range

Home Protection: Offered: Yes

Fema Flood Zone: No

Section: 25

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 2000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.70, 142.50

Analysis: Vacancy Rate %: 0.00

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Home Protection: Plan By: FIDELITY NATIONAL

Assessments: \$0

Community: None

Tax Code: 119-03-1100

Property Disclosures: Lead Based Paint, Military Airport Vct, Public Airport Vcty

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 142.50

Listing Office

Listing Office ShortId: 2468

Listing Office Phone: (520) 449-3313

Listing Office Url:
<http://www.westarmtgaz.com>

ListingOfficeName: Westar Mortgage & Realty Corporation

Listing Office Address: 1775 W. Wimbledon Way, Oro Valley, AZ 85737

Listing Member Phone: (520) 449-3313, 6198

Units Information



Unit 1 Details: Rent: 1200
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1150
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 677
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Street

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 3
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: Smoke Detector, No
Sewer: Connected
Neighborhood Feature: None
Assoc Amenities: None
Main Cooling: Central Air
Patio/Deck: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 2

Exterior Features: None
Accessibility Features: None
RV Parking: Other: NONE
Laundry: Laundry Closet
Main Heating: Forced Air,Natural Gas
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Pueblo
Elementary School: Mission View

Middle School: Utterback-Magnet

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: \$516.63

