



\$270,000

451 N MACNAB DR, NOGALES, AZ 85621, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Investment opportunity, discover a prime opportunity centrally located duplex. This property offers 1588 sq. ft., of living space, divided into two 1 bedroom, 1 bath, each. Both units have been renovated to include kitchens and refreshed bathrooms. Both units share carport. Property location is close to amenities, including food stores, restaurants and schools.



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 170.03

List Number Main: 22409230

Municipality/Zoning: Nogales - MFR1

View: Panoramic,Residential,Sunrise

Type: 2 Plex

Year built: 1958

County: Santa Cruz

Lot Acres: 0.18 acres

Lot Dimensions: 8,000 Sq. Ft.

Attached/Detached: Attached





Description

Legal Description: Sub Western Lots 148A and 149B



Rooms

Sauna Level: Nogales Unified School District #1

Kitchen Features: **Appliance Color:** Black

Breakfast: Area

Dining Areas: Eat-In Kitchen

Dining Room: None

Extra Room: None



Building Details

Lot Features: East/West Exposure

Floor covering: Ceramic Tile

Roof: Shingle

Construction: Brick

Style: Ranch

Fence: None

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: Property Sold As-Is

Subdivision Name: Midtown

Landscape - Front: **Other:** None

Direction: N

Horse Facilities: No

Landscape - Rear: **Other:** None

Association & Fees: **HOA:** No

Driveway: To Property Line

Assessments: \$0

Tax Code: 101-33-067

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 0.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.00

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

Ownership: Individual

Co-op Fee: \$3

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: Unisource

Driveway: Paved: Electric Range

Home Protection: Offered: No

Fema Flood Zone: No

Fire Protection: Included in Taxes

Property Disclosures: Insurance Claims History Report, Lead Based Paint

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Listing Office

Listing Office ShortId: 80401846

Listing Office Phone: (520) 287-3000

Listing Office Url:
<http://www.century21.com>

ListingOfficeName: Century 21 Success Realty

Listing Office Address: 3241 N. Grand Ave.,
Nogales, AZ 85621

Listing Member Phone: (520) 604-7026,
145066286

Units Information



Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 1
Unit 1 Details: # Half Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: # Half Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 794
Unit 1 Details: # Full Baths: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 794
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

Amenities & Features

Interior Features: Ceiling Fan(s)
Sewer: Connected
Neighborhood Feature: Paved Street,Sidewalks,Street Lights
Laundry: Outside
Main Heating: Wall
Pool: None
Security: None,Window Bars
Water: City Water
Window Covering: None
Total Parking: 2

Exterior Features: None
Accessibility Features: Level
Assoc Amenities: None
Main Cooling: Wall Unit(s)
Patio/Deck: Paver
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: Natural

Nearby Schools

High School: Nogales
Elementary School: Mary Welty

Middle School: Wade Carpenter

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: \$805.28

