



**\$259,500**

## **451 B N MACNAB DR, NOGALES, AZ 85621, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Welcome to this great investment opportunity at Unit A & B/451 N. MacNab Drive, nestled in the tranquil, elevated landscape of Nogales, Arizona. A generous lot size of 8,000 square feet, this duplex property presents an exceptional chance for both savvy investors and first-time buyers seeking to enter the real estate market. Each unit in [...]



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Santa Cruz

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 80x101x80x100

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1958

**List Price/SqFt:** 163.41

**List Number Main:** 22419954

**Municipality/Zoning:** Nogales - MFR1

**View:** Residential,Sunrise,Sunset

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## Description

**Legal Description:** Sub Western Lots 148A And 149B

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## Rooms

**Sauna Level:** Nogales Unified School District #1

**Kitchen Features:** **Appliance Color:** Stainless

**Breakfast:** Bar,Eat-In,Nook

**Dining Room:** Area

**Kitchen Features:** ELECTRIC

**Kitchen Features:** **Countertops:** LAMINATE

**Laundry:** **Other:** SHED FOR EACH UNIT

**Dining Areas:** Breakfast Bar,Eat-In Kitchen

**Extra Room:** None

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## Building Details

**Lot Features:** East/West Exposure

**Roof:** Built-up

**Style:** Bungalow,Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Brick

**Fence:** Slump Block

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## Miscellaneous



**Compensation Disclaimer:** .  
**Special Listing Conditions:** None  
**Subdivision Name:** Midtown  
**Utilities:** Tenant, Tenant  
**Horse Property:** No  
**Electric: Electric Company:** UNISOURCE UTILITIES  
**Driveway: Paved:** Breakfast Bar,Double Sink,Electric Range,Garbage Disposal  
**Home Protection: Offered:** No  
**Assessments:** \$0  
**Fire Protection:** Included in Taxes  
**Range:** 14.00  
**Road Type:** Paved  
**Technology:** Cable TV,High Speed Internet  
**Income: Gross Scheduled Rent:** 0.00  
**Income: Other Income:** 0.00  
**Analysis: Cap Rate %:** 0.00

**UnBranded Virtual Tour:** [Tenant, Single](#)  
**Ownership:** Individual  
**Landscape - Front: Other:** Low Care  
**Direction:** N  
**Horse Facilities:** No  
**Landscape - Rear: Other:** Low Care,None  
**Association & Fees: HOA:** No  
**Fema Flood Zone:** No  
**Section:** 18  
**Tax Code:** 101-33-067  
**Property Disclosures:** Insurance Claims History Report,Lead Based Paint,Seller Prop Disclosure  
**Road Maintenance:** County  
**Terms:** Cash,Conventional,Submit  
**Income: Vacancy Loss:** 0.00  
**Income: Total Expenses:** \$0

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## Listing Office

**Listing Office ShortId:** 286610  
**Listing Office Phone:** (520) 428-0444  
**Listing Office Url:**  
<https://www.tierraantigua.com/>

**ListingOfficeName:** Tierra Antigua Realty  
**Listing Office Address:** 18745 S I-19  
Frontage Rd Ste A, Green Valley, AZ 85614  
**Listing Member Phone:** (520) 336-7799,  
55821

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## Units Information



**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** No  
**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:** No, 1st

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Foyer  
**Sewer:** Connected  
**Neighborhood Feature:** Paved Street,Street Lights  
**RV Parking: Other:** NO SPACE  
**Main Cooling:** Wall Unit(s)  
**Patio/Deck:** Covered,Patio  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 2

**Exterior Features:** None  
**Accessibility Features:** None  
**Patio/Deck: Other:** FRONT & BACK CVD  
**Laundry:** Laundry Closet,Outside,Storage  
**Main Heating:** Wall  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** Natural

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## Nearby Schools

**High School:** Nogales  
**Elementary School:** Mary Welty  
**Middle School:** Wade Carpenter

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## 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

