



\$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 [...]

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

Description

Legal Description: Sub Western Lots 148A And 149B

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

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

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

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

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

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

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

