



\$199,900

451 N MACNAB DR, NOGALES, AZ 85621, USA

<https://rehomes.us>

Duplex one bedroom, one bath centrally located in Nogales ,near shops, schools and churches

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

Days On Market: 12

County: Santa Cruz

Lot Acres: 0.18 acres

Lot Dimensions: 8000 sq. ft

Attached/Detached: Attached

Type: 2 Plex

Year built: 1958

List Price/SqFt: 125.88

List Number Main: 22313176

Municipality/Zoning: SCC - MF

View: None

Description



Legal Description: lots 148 A & 149 B Western sub

Rooms

Sauna Level: Nogales Unified School District #1

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: None

Dining Room: None

Building Details

Lot Features: Hillside Lot

Roof: Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Vinyl

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: Other/Unknown

Unit 2 Details: Rent: 400

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: unisource

Driveway: Paved: Gas Range

Home Protection: Offered: No

Fema Flood Zone: TBD

Community: None

Tax Code: 101-33-067

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 925.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.46, 216.11

Analysis: Vacancy Rate %: 0.00

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: N

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Fire Protection: Included in Taxes

Property Disclosures: None

Road Maintenance: City

Terms: Cash, Conventional, Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 216.11

Listing Office

Listing Office ShortId: 4964

Listing Office Phone: (520) 377-2992

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

ListingOfficeName: Acclaimed Realty Group LLC

Listing Office Address: 1859 N Grand Ave #200, Nogales, AZ 85621

Listing Member Phone: (520) 980-1075, 80401764

Units Information



Unit 1 Details: Rent: 42500
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

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
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: Yes, 1st

Amenities & Features

Interior Features: Smoke Detector
Sewer: Connected
Neighborhood Feature: None
Laundry: Outside
Main Heating: Wall
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: dismiss
Main Cooling: None
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Some
Total Parking: 4

Nearby Schools

High School: Nogales
Elementary School: Aj Mitchell

Middle School: Wade Carpenter

Fees and Taxes



Tax Year: 768

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: \$2,022

