



**\$380,000**

## **5060 S PARK AVE, TUCSON, AZ 85706, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This duplex features a Sonoran Desert quaintness with two, 3 bedrooms 2 bath units, and is also equally useable as a great income property. Less than 5 minutes from Rudy Garcia Park and the famous Tucson Rodeo grounds. Close to shopping, transportation and schools in the Sunnyside district. Uniquely sites 5 minutes from both the [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 206.52

**List Number Main:** 22419862

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 2 Plex

**Year built:** 2008

**County:** Pima

**Lot Acres:** 0.53 acres

**Lot Dimensions:** Irregular - See CRS

**Attached/Detached:** Attached





## Description

**Legal Description:** From Parcel:14020009A /Ptn S2 Se4 Nw4 Nw4 Lyg N Of & Adj To Rodeo Wash .53 Ac Sec 6-15-14



## Rooms

**Sauna Level:** Sunnyside

**Breakfast:** Area

**Dining Room:** Formal

**Laundry: Other:** Closet

**Dining Areas:** Formal Dining Room

**Extra Room:** None



## Building Details

**Lot Features:** Subdivided

**Roof:** Rolled

**Style:** Santa Fe

**Construction Status:** Existing

**Floor covering:** Concrete

**Construction:** Frame - Stucco

**Fence:** Chain Link,Slump Block,Wood



## Miscellaneous



**Compensation Disclaimer:** .  
**Special Listing Conditions:** None  
**Subdivision Name:** N/A  
**Landscape - Front: Other:** Natural Desert  
**Direction:** S  
**Horse Facilities:** No  
**Landscape - Rear: Other:** Natural Desert  
**Association & Fees: HOA:** No  
**Driveway:** None  
**Assessments:** \$0  
**Community:** None  
**Tax Code:** 140-20-009D  
**Property Disclosures:** Seller Prop Disclosure  
**Road Maintenance:** None  
**Terms:** Cash,Conventional  
**Income: Vacancy Loss:** 0.00  
**Income: Total Expenses:** \$1,185.76  
**Analysis: Gross Rent Multi:** 10.56  
**Analysis: Exp/SqFt: 0.64** sq ft

**UnBranded Virtual Tour:** [Owner, Single](#)  
**Ownership:** Individual  
**Unit 2 Details: Rent:** 1500  
**Utilities:** Owner, Tenant  
**Horse Property:** No  
**Electric: Electric Company:** TEP  
**Driveway: Paved:** Electric Range  
**Home Protection: Offered:** No  
**Fema Flood Zone:** No  
**Section:** 6  
**Fire Protection:** Included in Taxes  
**Range:** 14.00  
**Road Type:** Dirt,Gravel  
**Technology:** Cable TV  
**Income: Gross Scheduled Rent:** 36000.00  
**Income: Other Income:** 0.00  
**Analysis: Cap Rate %:** 9.16, 10.56  
**Analysis: Vacancy Rate %:** 0.00  
**Analysis: Exp % of Gross:** 3.29

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## Listing Office

**Listing Office ShortId:** 51620  
**Listing Office Phone:** (520) 954-5800  
**Listing Office Url:**  
<https://tucson.evrealstate.com/>

**ListingOfficeName:** Engel & Volkers  
Tucson  
**Listing Office Address:** 6151 E Grant Rd,  
Tucson, AZ 85712  
**Listing Member Phone:** (520) 345-6329,  
62432

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## Units Information



**Unit 1 Details: Rent:** 1500  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 920  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 920  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Dual Pane Windows, No  
**Sewer:** Septic  
**Neighborhood Feature:** None  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 2

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** none  
**Main Heating:** Electric  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

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## Nearby Schools

**High School:** Sunnyside  
**Elementary School:** Rosemarie Rivera  
**Middle School:** Sierra

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## Fees and Taxes



<b>Tax Year: 2023</b>		<b>Expenses: Other Expenses: \$0</b>
<b>Expenses: Resident Manager: \$0</b>		<b>Expenses: Taxes/Assessments: \$1,176.56</b>
<b>Expenses: Management: \$0</b>		<b>Expenses: Water/Sewer: \$0</b>
<b>Expenses: Contract Services: \$0</b>		<b>Expenses: Figures Presented: \$0</b>
<b>Expenses: Admin Expenses: \$0</b>		<b>Expenses: Captial Expenses: \$9.20</b>
<b>Expenses: Insurance: \$0</b>		<b>Expenses: Gas/Electric: \$0</b>
<b>Expenses: Maintenance Supplies: \$0</b>		<b>Taxes: \$1,176.56</b>

