



\$349,900

- 2 Plex
- Multifamily
- Active

5134 S 17TH AVE, TUCSON, AZ 85706, USA

<https://rehomes.us>

Wonderful income producing property. Each unit boasts 3 bedrooms, 2 bathrooms, and 1140 sq ft. The duplex is complete with central a/c, gas, and tile throughout. Each unit contains its own enclosed backyard with covered patio and a view of the mountains. Additional photos will be posted after July 11th.



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 153.46

List Number Main: 22314625

Municipality/Zoning: Tucson - R2

View: None

Type: 2 Plex

Year built: 1995

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: 167 x 61 x 1667 x 62

Attached/Detached: Attached





Description

Legal Description: National City NO 9 Lot 26, BLK 103



Rooms

Sauna Level: Sunnyside	Kitchen Features: Appliance Color: White
Breakfast: Room	Dining Areas: Eat-In Kitchen
Dining Room: None	Extra Room: None



Building Details

Lot Features: Subdivided	Floor covering: Ceramic Tile
Roof: Built-up	Construction: Frame - Stucco
Style: Territorial	Fence: Block,Chain Link
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: None

Subdivision Name: National City NO. 9

Unit 2 Details: Rent: 1415

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 137-05-4780

Property Disclosures: Insurance Claims History Report,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$6,441.08

Analysis: Gross Rent Multi: 12.36

Analysis: Exp/SqFt: 2.83 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care,Trees

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 2

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 28304.10

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.25, 12.36

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 22.76

Listing Office

Listing Office ShortId: 286607

Listing Office Phone: (520) 318-5290

Listing Office Url:
<https://www.tierraantigua.com/>

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 7380 N. La Cholla Blvd, Tucson, AZ 85741

Listing Member Phone: (520) 390-1207, 31098



Units Information

Unit 1 Details: Rent: 1300
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1140
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1140
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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: No, 1st

Amenities & Features

Interior Features: Dual Pane Windows,Smoke Detector, No
Sewer: Connected
Neighborhood Feature: None
Laundry: None
Main Heating: Forced Air,Natural Gas
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: Shed
Accessibility Features: None
RV Parking: Other: none
Main Cooling: Central Air
Patio/Deck: Covered,Patio
Security: Window Bars
Water: City Water
Window Covering: Stay
Total Parking: 4

Nearby Schools

High School: Sunnyside
Elementary School: Liberty

Middle School: Apollo

Fees and Taxes



Tax Year: 2022	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,266.77
Expenses: Management: \$1,187.20	Expenses: Water/Sewer: \$1,306.40
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$652	Expenses: Gas/Electric: \$1,958.71
Expenses: Maintenance Supplies: \$70	Taxes: \$1,266.77

