



\$595,000

531 S MAIN AVE, TUCSON, AZ 85701, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Two detached homes on One lot in downtown historic neighborhood. There is a shared backyard and parking is on-street. Home #531. 1075 sqft Zoned AC/Heat, 2 flex-use rooms, washer hookup in the laundry room, secluded patio, covered front porch, recently painted exterior, updated sewer and water lines. Currently leased at \$1295/mo until 2/28/25. Home #529, 637 [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.76 acres

Lot Dimensions: 42 x78 x44 x80

Attached/Detached: Detached

Type: 2 Plex

Year built: 1920

List Price/SqFt: 347.55

List Number Main: 22411446

Municipality/Zoning: Tucson - HO3

View: None

Description

Legal Description: From Parcel:001010010 /Tucson Lot 4 Blk 242

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** White

Dining Areas: Eat-In Kitchen

Extra Room: 2 extra rooms

Kitchen Features: **Countertops:** Laminate

Breakfast: None

Dining Room: None

Building Details

Lot Features: East/West Exposure

Floor Covering: **Other:** Laminate

Style: Pueblo

Construction Status: Existing

Roof: Built-up, Metal

Construction: Mud Adobe,Stucco Finish

Fence: Block,Wrought Iron

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: City Of Tucson

Unit 2 Details: Rent: 995

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Decorative Gravel,Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 117-14-3150

Property Disclosures: Insurance Claims History Report,Lead Based Paint,Leases,Military Airport Vct,Public Airport Vcty

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$5,228

Analysis: Gross Rent Multi: 21.65

Analysis: Exp/SqFt: 3.05 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,None

Direction: S

Horse Facilities: No

Security: Other: Front security doors

Driveway: Paved: Gas Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 13

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 27480.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 3.74, 21.65

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 19.02

Listing Office

Listing Office ShortId: 4357

Listing Office Phone: (520) 300-5127

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

ListingOfficeName: Northpoint Asset Management

Listing Office Address: 1670 N. Kolb Road Suite 142, Tucson, AZ 85715

Listing Member Phone: (520) 444-6848, 29026



Units Information

Unit 1 Details: Rent: 1295
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1075
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 637
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Street

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: Ceiling Fan(s),Smoke Detector
Sewer: Connected
Neighborhood Feature: Historic,Paved Street
RV Parking: Other: None
Main Cooling: Central Air,Zoned
Patio/Deck: Patio
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Main Cooling: Other: mini-split
Laundry: Laundry Room,Outside
Main Heating: Electric,Natural Gas,Zoned
Pool: None
Water: City Water
Window Covering: Stay

Nearby Schools

High School: Tucson
Elementary School: Carrillo

Middle School: Drachman

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$1,008

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$961

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,764

Expenses: Water/Sewer: \$1,143

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$352

Taxes: \$1,761.26

