



**\$445,000**

**3314 E BENSON HWY, TUCSON, AZ 85706, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



This brand-new duplex features a 3 Bedrooms and 2 Bathrooms in each unit, making it perfect for either investment or living in one unit and renting out the other one. It is perfectly Located close to I-10, come see it before it is too late. Electric and Water meter for each unit.

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**Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.22 acres

**Lot Dimensions:** 75\*99

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 2024

**List Price/SqFt:** 206.02

**List Number Main:** 22415624

**Municipality/Zoning:** Pima County - MU

**View:** None

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## Description

**Legal Description:** Los Ranchitos Lot 37

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## Rooms

**Sauna Level:** Sunnyside

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** Area

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## Building Details

**Lot Features:** Subdivided

**Roof:** Tile

**Style:** Southwestern

**Construction Status:** New Construction

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**Fence:** None

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## 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:** Los Ranchitos

**Unit 2 Details: Rent:** 1850

**Utilities:** Tenant, Tenant

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Tax Code:** 14009027A

**Property Disclosures:** Military Airport Vct,Public Airport Vcty

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA Loan,VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher,Electric Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.00

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## Listing Office

**Listing Office ShortId:** 2866

**Listing Office Phone:** (520) 544-2335

**Listing Member Phone:** (520) 979-2267,  
32992

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite  
202, Tucson, AZ 85718

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## Units Information



**Unit 1 Details: Rent:** 1850  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1080  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 1080  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** No  
**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

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## Amenities & Features

**Interior Features:** Dual Pane Windows, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Closet  
**Main Heating:** Heat Pump  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 6

**Exterior Features:** None  
**Accessibility Features:** None  
**Assoc Amenities:** None  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** Natural

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## Nearby Schools

**High School:** Desert View  
**Elementary School:** Los Ninos

**Middle School:** Challenger

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## 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:** \$927

