



\$105,000

581 N POTRERO AVE, NOGALES, AZ 85621, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



This cute little duplex sits nestled down in the Villanueva family compound...Each unit is app. 700 sq. ft., has a fireplace, and is one bedroom, one bath.. There is lots of storage underneath both units. Property is zoned GC (General Commercial)..Seller will offer a \$25,000 discount if sold with the two adjacent properties...the 1092 sq [...]

Basics

Category: Multifamily

Status: Active

List Price/SqFt: 74.89

List Number Main: 22315663

Municipality/Zoning: Nogales - GC

View: City

Type: 2 Plex

Year built: 1900

County: Santa Cruz

Lot Acres: 0.17 acres

Lot Dimensions: Rectangular

Attached/Detached: Attached





Description

Legal Description: Sub Ellis Ranch Tract Lot 4 Blk 2



Rooms

Sauna Level: Nogales Unified School District #1

Dining Areas: Dining in LR/GR

Extra Room: Storage under duplex

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: Adjacent to Alley **Floor covering:** Ceramic Tile, Concrete, Vinyl

Roof: Built-up, Shingle

Construction: Concrete Block,Precast Concrete,Stucco Finish

Style: Ranch

Fence: 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: Downtown

Unit 2 Details: Rent: 375

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: Unisource

Driveway: Paved: Gas Range

Home Protection: Offered: No

Assessments: \$0

Tax Code: 101-36-035

Road Type: Dirt,Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 9000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.82, 11.67

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 20.39

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care,Shrubs,Trees

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care,Shrubs

Association & Fees: HOA: No

Fema Flood Zone: TBD

Fire Protection: Included in Taxes

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$1,835

Analysis: Gross Rent Multi: 11.67

Analysis: Exp/SqFt: 1.31 sq ft

Listing Office

Listing Office ShortId: 145002921

Listing Office Phone: (520) 281-1277

Listing Member Phone: (520) 839-5040,
145001277

ListingOfficeName: NOGINAN REAL ESTATE

Listing Office Address: 2921 N. GRAND AVE., No.
1, NOGALES, AZ 85621

Units Information



Unit 1 Details: Rent: 375
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 663
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 1
Unit 1 Information: Parking: Single
Unit 2 Details: SqFt: 750
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

Amenities & Features

Interior Features: Paneling,Storage
Sewer: Connected
Neighborhood Feature: Paved Street,Sidewalks,Street Lights
Laundry: In Kitchen
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: Shed
Accessibility Features: Level
RV Parking: Other: none
Main Cooling: Evaporative Cooling,Wall Unit(s)
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Nearby Schools

High School: Nogales
Elementary School: Lincoln

Middle School: Wade Carpenter

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$400

Expenses: Maintenance Supplies: \$300

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$335

Expenses: Water/Sewer: \$600

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$200

Taxes: \$334.70

