



**\$1,250,000**

## **6259 E TIMROD ST, TUCSON, AZ 85711, USA**

<https://rehomes.us>

Own a piece of history. These 4 townhomes were carefully crafted from an Arizona Dude ranch. Dating to the 40's this was originally the Wilmot Inn, then became Sleepy Peppers and Rancho Fiesta. Keeping the old-world charm it has been updated with new kitchens, and bathrooms that feature quartz and granite counter tops SS appliances. [...]

- 4 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.38 acres

**Lot Dimensions:** irregular

**Attached/Detached:** Attached

**Type:** 4 Plex

**Year built:** 1934

**List Price/SqFt:** 245.58

**List Number Main:** 22405025

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s)

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## Description

**Legal Description:** SLY CTRL PTN LOT 8 .38 AC SEC 13-14-14

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## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Appliance Color:**  
Stainless

**Dining Areas:** Breakfast Bar,Dining in  
LR/GR,Eat-In Kitchen

**Extra Room:** Storage,Studio

**Kitchen Features: Countertops:** quartz

**Breakfast:** Area

**Dining Room:** Area

**Bathroom Features: Countertops/Hall:**  
quartz, quartz

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## Building Details

**Lot Features:** North/South Exposure

**Roof:** Built-up, Foam

**Floor Covering: Other:** brick

**Construction:** Masonry Stucco,Stone

**Fence:** Block,Rock

**Floor covering:** Ceramic Tile, Concrete

**Style: Other:** Vintage ranch

**Fence: Other:** straw bale

**Style:** Southwestern

**Construction Status:** Existing



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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:** N/A

**Unit 2 Details: Rent:** 1000

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Bar,Dishwasher,Double Sink,Electric Range,Garbage Disposal,Gas Range,Island,Lazy Susan,Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 128-01-013D

**Property Disclosures:** Floor Plan,Lead Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$8,449.93

**Analysis: Gross Rent Multi:** 104.17

**Analysis: Exp/SqFt:** 1.66 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:**  
Decorative Gravel,Desert Plantings,Low Care,Trees

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Decorative Gravel,Desert Plantings,Low Care

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 13

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Telephone

**Income: Gross Scheduled Rent:**  
12000.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.28, 104.17

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 70.42

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## Listing Office





**Interior Features:** Ceiling Fan(s),Exposed Beams,Foyer,Plant Shelves,Skylights,Smoke Detector,Vaulted Ceilings,Walk In Closets

**Sewer:** Connected

**Neighborhood Feature:** Paved Street

**Green Features:** Bath Exhaust Out,Kit Exhaust Out,Natural Material

**Main Heating:** Gas Pac

**Pool:** None

**Security:** None

**Water:** City Water

**Window Covering:** Some

**Total Parking:** 6

**Exterior Features:** Courtyard

**Accessibility Features:** None

**Laundry:** Storage

**Main Cooling:** Central Air,Gas,Heat Pump

**Patio/Deck:** Covered,Enclosed

**RV Parking:** Space Available

**Spa:** None

**Water Heater:** Electric

**Gas:** Natural

**Nearby Schools**

**High School:** Rincon

**Middle School:** Vail

**Elementary School:** Kellond

**Fees and Taxes**

**Tax Year:** 2023

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$2,623

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$2,866.93

**Expenses: Water/Sewer:** \$2,960

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$2,866.93

