



\$285,000

6364 S FONTANA AVE, TUCSON, AZ 85706, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



This duplex is not just a home; it's an investment in your future. Live in one unit and rent out the other, or maximize rental income. The possibilities are endless! Remodeled interior and close to freeway and shopping centers. Each unit consist of 1 bedroom, 1 bathroom, living room, dining area and kitchen. Each unit [...]

Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: TBD

Attached/Detached: Attached

Type: 2 Plex

Year built: 1947

List Price/SqFt: 328.34

List Number Main: 22327531

Municipality/Zoning: Tucson - MH1

View: Residential

Description

Legal Description: From Parcel:001010010 /Emery Park Unit No 2 Irr Pcl In Ne Cor Of Lot 83

Rooms

Sauna Level: Sunnyside

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area

Dining Room: Area

Building Details

Lot Features: North/South Exposure

Roof: Shingle

Style: Southwestern

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Concrete Block,Stone

Fence: None

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: Southland Park Resub

Unit 2 Details: Rent: 900

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 12

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 1800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.48, 158.33

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 23.72

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: S

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 138-11-054H

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$426.94

Analysis: Gross Rent Multi: 158.33

Analysis: Exp/SqFt: 0.49 sq ft

Listing Office

Listing Office ShortId: 51620

Listing Office Phone: (520) 954-5800

Listing Office Url:
<https://tucson.evrealstate.com/>

ListingOfficeName: Engel & Volkers
Tucson

Listing Office Address: 6151 E Grant Rd,
Tucson, AZ 85712

Listing Member Phone: (520) 342-8093,
56839

Units Information



Unit 1 Details: Rent: 900
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 434
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 434
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

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)
Sewer: Connected
Neighborhood Feature: None
Main Heating: Other: Mini-splits
Main Cooling: Ceiling Fans Pre-Wired
Pool: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 2

Exterior Features: None
Accessibility Features: None
Main Cooling: Other: Mini-splits
Laundry: Storage
Patio/Deck: Covered,Patio
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: None

Nearby Schools

High School: Sunnyside
Elementary School: Drexel

Middle School: Challenger

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: \$426.94

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$426.94

