



**\$635,000**

- Mobile Home/RV Park
- Commercial
- Active



**6643 S SPARROW AVE, TUCSON, AZ 85746, USA**

<https://rehomes.us>

## Basics

**Category:** Commercial

**Status:** Active

**Year built:** 2023

**List Number Main:** 22323748

**Lot Dimensions:** 141' X 283'

**Freeway/Highway:** 1.1 - 2 Miles

**Type:** Mobile Home/RV Park

**Lot size:** 39905.00 sq ft

**County:** Pima

**Municipality/Zoning:** Pima County - GR1

**Area:** Southwest

## Description

**Legal Description:** N140' S330' E280' Lot 19



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## Rooms

**Library Level:** <http://https://www.realestatewranglers.com>

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## Building Details

**Parking:** Shared

**Building SqFt:** 0.00 sq ft

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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

**Variable Rate:** 3%

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

**Assessments:** \$0

**Road Type:** Dirt

**Terms:** Cash,Conventional,Exchange,Owner Carry,Submit

**Income: Vacancy Loss:** 0.00

**Analysis: Cap Rate %:** 12.60

**Analysis: Vacancy Rate %:** 0.00

**Architectural Style:** Southwest

**Ownership:** Investor

**# Of Units Total:** 11

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

**Fire Protection:** Included in Taxes

**Technology:**

Cash,Conventional,Exchange,Owner Carry,Submit

**Income: Gross Scheduled Rent:** 97260.00

**Income: Other Income:** 0.00

**Analysis: Gross Rent Multi:** 6.53

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## Listing Office



**Listing Office ShortId:** 53130

**Listing Office Phone:** (480) 313-2246

**Listing Office Url:**  
<http://https://www.realestatewranglers.com>

**Listing Member Phone:** (951) 541-7001

**ListingOfficeName:** Wrangler Real Estate LLC

**Listing Office Address:** 8132 N 16th St, Phoenix, AZ 85020

**Listing Member ID:** 19077

**Office ID:**  
20220803220013376935000000

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## Units Information

**Unit Information: Mobile Home/RV Park:** Mobile Home Park

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## Amenities & Features

**Sewer:** Septic

**Water:** City

**Accessibility Features:** Southwest

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## Fees and Taxes

**Tax Year:** 0.92

**Expenses: Resident Manager:** \$1,200

**Expenses: Water/Sewer:** \$2,100

**Expenses: Insurance:** \$3,600

**Expenses: Maintenance Supplies:** \$720

**Expenses: Other Expenses:** \$2,400

**Expenses: Taxes/Assessments:** \$1,219

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

**Expenses: Gas/Electric:** \$5,880

**Taxes:** \$1,219.33

