



\$445,000

6702 S 6TH AVE, TUCSON, AZ 85756, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Great investment opportunity. Units "refreshed" in 2022 and each unit has its own newer mini-split. Bathrooms, carpet, appliances, fixtures, water heaters (except 1), paint, and mini-splits were all replaced or refurbished in 2022. Common area has low-care turf and landscaping. Off street parking available for tenants. Don't miss the sizeable undeveloped area on the west [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 47

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Type: 4 Plex

Year built: 1953

List Price/SqFt: 238.86

List Number Main: 22307875

Municipality/Zoning: Tucson - C1

View: None

Description

Legal Description: Mitchell Resub Of Blks 1 2 & 3 Lot 10 Blk 2

Rooms

Sauna Level: Sunnyside

Breakfast: None

Dining Room: None

Kitchen Features: Countertops: formica

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: Corner Lot,North/South
Exposure,Subdivided

Roof: Shingle

Style: Contemporary

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco,Masonry
Stucco

Fence: Chain Link,Wood

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: Mitchell Add Resub Blks 1 2 3

Unit 2 Details: Rent: 850

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 13

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: High Speed Internet, Telephone

Income: Gross Scheduled Rent: 38028.00

Income: Other Income: 720.00

Analysis: Cap Rate %: 6.41, 11.48

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 26.35

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care, turf

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care, Trees

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 138-18-068C

Property Disclosures: Addendum, Insurance Claims History Report, Lead Based Paint, Public Airport Vcty, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$10,209.04

Analysis: Gross Rent Multi: 11.48

Analysis: Exp/SqFt: 5.48 sq ft

Listing Office

Listing Office ShortId: 472203

Listing Office Phone: (520) 742-1335

Listing Office Url:
<http://www.russlyon.com>

ListingOfficeName: Russ Lyon Sotheby's International Realty

Listing Office Address: 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

Listing Member Phone: (520) 906-0367, 11916



Units Information

Unit 1 Details: Rent: 724
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 465
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 465
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property, On Property
Unit 3 Details: SqFt: 465
Unit 3 Information: Stories: Single
Unit 3 Information: Occupancy: Yes
Unit 4 Details: Rent: 850
Unit 4 Details: # Full Baths: 1, 1
Unit 4 Information: Occupancy: Yes
Unit 4 Information: Floor: 1st
Unit 4 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
Unit 3 Information: Monthly Rent: 745
Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Floor: 1st
Unit 3 Information: Furnished: No
Unit 4 Details: SqFt: 465
Unit 4 Details: # Bedrooms: 1
Unit 4 Information: Stories: Single
Unit 4 Information: Furnished: No

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector, No
Sewer: Connected
Neighborhood Feature: None
Main Heating: Other: MINI SPLIT
Assoc Amenities: None
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Exterior Features: Courtyard
Accessibility Features: None
Main Cooling: Other: MINI SPLIT
RV Parking: Other: N/A
Laundry: None
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural



Nearby Schools

High School: Desert View

Elementary School: Elvira

Middle School: Challenger

Fees and Taxes

Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$3,828

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$829

Expenses: Maintenance Supplies: \$2,300

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$672.04

Expenses: Water/Sewer: \$2,580

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$672.04

