



\$800,000

702 W RIVER RD, TUCSON, AZ 85704, USA

<https://rehomes.us>

A unique opportunity to own approx 1.23 acres off of river road, former Mobil Home Park with one current rented and fully rehabbed manufactured home producing 2200 a month in income, with a partially gutted manufactured home, and a former residence that needs rehabbed. Currently zoned SH, but other parcels in the area have been [...]

- 3 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 363.64

List Number Main: 22412891

Municipality/Zoning: Pima County - SH

View: Mountain(s)

Type: 3 Plex

Year built: 1993

County: Pima

Lot Acres: 1.23 acres

Lot Dimensions: approx 200 x 254 ft

Attached/Detached: Detached





Description

Legal Description: S240' n953' e 200' NW4 SE4 EXC s40' w100' 1.01 ac sec 14-13-13 and w100' e200' s40' n953' NW4 SE4 .09 sec 14-13-13



Rooms

Sauna Level: Amphitheater	Kitchen Features: Countertops: laminate
Breakfast: Eat-In	Dining Areas: Breakfast Nook
Dining Room: L-Shape	Extra Room: porch
Kitchen Features: electric	



Building Details

Lot Features: Subdivided	Roof: Built-Up - Reflect
Floor Covering: Other: SPC	Construction: Steel Frame
Style: Manufactured	Fence: None
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: Fix Up,Property Sold As-Is

Subdivision Name: N/A

Landscape - Front: Other: Low Care

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 105-08-002D

Property Disclosures: Lead Based Paint,Seller Prop Disclosure

Road Maintenance: Owner Maintenance

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,440

Analysis: Gross Rent Multi: 30.30

Analysis: Exp/SqFt: 1.56 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Utilities: Owner, Tenant

Horse Property: Yes - By Zoning

Electric: Electric Company: tep

Driveway: Paved: Garbage Disposal

Home Protection: Offered: No

Fema Flood Zone: No

Section: 13

Fire Protection: None

Range: 13.00

Road Type: Dirt

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 26400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 2.87, 30.30

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 13.03

Listing Office

Listing Office ShortId: 5169

Listing Office Phone: (520) 505-3000

Listing Member Phone: (520) 447-0995, 33077

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Rd Ste 135, #135, Tucson, AZ 85704



Units Information

Unit 1 Details: Rent: 2200
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 2000
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 900
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: 4
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Smoke Detector, No
Sewer: Septic
Neighborhood Feature: None
Main Cooling: Wall Unit(s)
Patio/Deck: Deck
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: None

Exterior Features: None
Accessibility Features: None
Laundry: Laundry Room
Main Heating: Electric
Pool: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 3

Nearby Schools

High School: Amphitheater
Elementary School: Walker

Middle School: La Cima

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,200

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,400

Expenses: Water/Sewer: \$840

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,959

