



\$370,000

- 2 Plex
- Multifamily
- Active

724 W GLENN ST, TUCSON, AZ 85705, USA

<https://rehomes.us>

Fantastic investment opportunity! The owners are selling two matching duplexes situated side by side at 732/734 W Glenn and 722/724 W Glenn. These well-maintained properties offer significant potential for rental income growth, as they have not had a rent increase in years and are currently rented below market value on a month-to-month lease.



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 175.44

List Number Main: 22413700

Municipality/Zoning: Tucson - R2

View: City

Type: 2 Plex

Year built: 1980

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: 69'x127.5'x69'x127.5'

Attached/Detached: Attached





Description

Legal Description: Collen Lot 80



Rooms

Sauna Level: Amphitheater

Dining Areas: Dining in LR/GR

Extra Room: Storage

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: East/West Exposure,North/South Exposure

Roof: Built-up, Rolled

Style: Southwestern

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Brick,Wood Frame

Fence: Chain Link



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,See Supplement

Subdivision Name: Collen Subdivision

Unit 2 Details: Rent: 800

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 107-05-0800

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$4,358

Analysis: Gross Rent Multi: 19.27

Analysis: Exp/SqFt: 2.07 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: Yes

Section: 35

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 19200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.01, 19.27

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 22.70

Listing Office

Listing Office ShortId: 70207

Listing Office Phone: (520) 352-2700

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

ListingOfficeName: Coldwell Banker Realty

Listing Office Address: 11165 N La Canada Dr
#175, Oro Valley, AZ 85737

Listing Member Phone: (520) 565-4014, 63125

Units Information



Unit 1 Details: Rent: 800
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1055
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1055
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Smoke Detector, No
Sewer: Connected
Neighborhood Feature: Street Lights
Laundry: Storage
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: Level
RV Parking: Other: none
Main Cooling: Central Air
Patio/Deck: Slab
Security: Security Lights
Water: City Water
Window Covering: Some
Total Parking: 4

Nearby Schools

High School: Amphitheater
Elementary School: Nash
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: \$1,100

Expenses: Maintenance Supplies: \$1,800

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,458

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,487.95

