



**\$300,000**

- 3 Plex
- Multifamily
- Active

## 825 N COLUMBUS BLVD, TUCSON, AZ 85711, USA

<https://rehomes.us>

Great investment opportunity to own a gorgeous triplex in a central location! Tenants pay electric and gas utilities. Each unit has laundry hookups and a private yard. Your next chapter starts here!



### Basics

**Category:** Multifamily

**Status:** Active

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.23 acres

**Lot Dimensions:** 141' x 71' x 141' x 70'

**Attached/Detached:** Attached

**Type:** 3 Plex

**Year built:** 1950

**List Price/SqFt:** 219.94

**List Number Main:** 22318492

**Municipality/Zoning:** Tucson - R1

**View:** None





# Description

**Legal Description:** Alvernon Lot 9 Blk 1 (10284/3117)



# Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Appliance Color:** White

**Dining Areas:** Breakfast Nook

**Extra Room:** Storage

**Kitchen Features:** **Pantry:** Cabinet

**Breakfast:** Area

**Dining Room:** Area



# Building Details

**Lot Features:** East/West Exposure,Subdivided

**Roof:** Rolled

**Style:** Patio Home

**Construction Status:** Existing

**Floor covering:** Concrete, Mexican Tile

**Construction:** Concrete Block

**Fence:** 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:** Alvernon Addition

**Unit 2 Details: Rent:** 1200

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gas Range

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Gravel

**Technology:** Cable TV,High Speed Internet,Telephone

**Income: Gross Scheduled Rent:** 33600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 9.78, 9.40

**Analysis: Vacancy Rate %:** 5.00

**Analysis: Exp % of Gross:** 8.13

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

**Ownership:** Individual

**Co-op Fee:** \$3

**Landscape - Front: Other:** None

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 10

**Attribution Contact:** [lopez@mlslisting.net](mailto:lopez@mlslisting.net)

**Tax Code:** 126-06-0100

**Property Disclosures:** Lead Based Paint

**Road Maintenance:** None

**Terms:** Cash,Conventional,Submit

**Income: Vacancy Loss:** 1680.00

**Income: Total Expenses:** \$2,593.83

**Analysis: Gross Rent Multi:** 9.40

**Analysis: Exp/SqFt:** 1.90 sq ft

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## Listing Office

**Listing Office ShortId:** 16719

**Listing Office Phone:** (520) 918-4800

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

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member Phone:** (520) 585-8105, 29866

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## Units Information



**Unit 1 Details: Rent:** 800

**Unit 1 Information: Furnished:** No

**Unit 1 Details: SqFt:** 450

**Unit 1 Details: # Full Baths:** 1

**Unit 2 Details: # Bedrooms:** 2

**Unit 2 Details: SqFt:** 464

**Unit 2 Information: Stories:** Single

**Unit 2 Information: Parking:** On Property

**Unit 3 Details: SqFt:** 450

**Unit 3 Information: Stories:** Single

**Unit 3 Information: Furnished:** No

**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:** No, 1st

**Unit 3 Information: Monthly Rent:** 800

**Unit 3 Details: # Bedrooms:** 1

**Unit 3 Information: Occupancy:** Yes

**Unit 4 Details: # Full Baths:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Smoke Detector, No

**Sewer:** Connected

**Neighborhood Feature:** Sidewalks,Street Lights

**Assoc Amenities:** None

**Green Features:** Bath Exhaust Out

**Main Heating:** Electric,Wall,Zoned

**Pool:** None

**Spa:** None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Accessibility Features:** None

**RV Parking: Other:** None

**Laundry:** Outside

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** None

**Security:** None

**Water:** City Water

**Window Covering:** None

**Total Parking:** 6

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## Nearby Schools

**High School:** University

**Elementary School:** Howell

**Middle School:** Vail



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# Fees and Taxes

<b>Tax Year:</b> 2022	<b>Expenses: Other Expenses:</b> \$0
<b>Expenses: Resident Manager:</b> \$0	<b>Expenses: Taxes/Assessments:</b> \$1,468.83
<b>Expenses: Management:</b> \$0	<b>Expenses: Water/Sewer:</b> \$125
<b>Expenses: Contract Services:</b> \$0	<b>Expenses: Figures Presented:</b> \$0
<b>Expenses: Admin Expenses:</b> \$0	<b>Expenses: Captial Expenses:</b> \$0
<b>Expenses: Insurance:</b> \$1,000	<b>Expenses: Gas/Electric:</b> \$0
<b>Expenses: Maintenance Supplies:</b> \$0	<b>Taxes:</b> \$1,468.83

