



**\$719,000**

## **831 E HEDRICK DR, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Front 4 bed, 2 bath, house built in 1955. Second house 3 bed, 2 bath, built in 1994. Third house built in 1955, 1 bed, 1 bath. Laundry Building also on property with coin operated washer and dryer. All three homes have been remodeled recently, with granite counter tops, tile floors, deco bathroom sink, dual pane [...]

- 3 Plex
- Multifamily
- Active



### **Basics**

**Category:** Multifamily

**Status:** Active

**Days On Market:** 663

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 60 x 136

**Attached/Detached:** Detached

**Type:** 3 Plex

**Year built:** 1955

**List Price/SqFt:** 259.38

**List Number Main:** 22121538

**Municipality/Zoning:** Tucson - R2

**View:** Residential





# Description

**Legal Description:** Garden Homes Annex W60' of E120.33' Lot 3 Exc N12' Thereof Blk 7



# Rooms

<b>Sauna Level:</b> Amphitheater	<b>Kitchen Features:</b> <b>Countertops:</b> Granite
<b>Laundry:</b> <b>Other:</b> Coin Operated	<b>Breakfast:</b> Area
<b>Dining Areas:</b> Breakfast Bar,Dining in LR/GR	<b>Dining Room:</b> Area
<b>Extra Room:</b> Laundry Building, None	



# Building Details

<b>Lot Features:</b> Subdivided	<b>Floor covering:</b> Ceramic Tile
<b>Roof:</b> Shingle	<b>Construction:</b> Brick
<b>Style:</b> Ranch	<b>Fence:</b> Wood
<b>Construction Status:</b> 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:** None

**Subdivision Name:** Garden Homes Annex

**Unit 2 Details: Rent:** 1200

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Bar,Dishwasher,Electric Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV,High Speed Internet,Pre-Wired Tele Lines

**Income: Gross Scheduled Rent:** 50040.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.53, 14.37

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 6.13

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

**Ownership:** Individual

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

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Tax Code:** 113-08-2860

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$3,067.42

**Analysis: Gross Rent Multi:** 14.37

**Analysis: Exp/SqFt:** 1.11 sq ft

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## Listing Office

**Listing Office ShortId:** 4983

**Listing Office Phone:** (520) 877-4940

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Member Phone:** (520) 977-7982, 6565



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## Units Information

- Unit 1 Details: Rent:** 1995
- Unit 1 Information: Furnished:** No
- Unit 1 Details: SqFt:** 1489
- Unit 1 Details: # Full Baths:** 2
- Unit 2 Details: # Bedrooms:** 3
- Unit 2 Details: SqFt:** 923
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** On Property, On Property
- Unit 3 Details: SqFt:** 360
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 1
- 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:** Yes, 1st
- Unit 3 Information: Monthly Rent:** 975
- Unit 3 Details: # Bedrooms:** 1
- Unit 3 Information: Floor:** 1st
- Unit 3 Information: Furnished:** No

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## Amenities & Features

- Interior Features:** Ceiling Fan(s),Dual Pane Windows
- Sewer:** Connected
- Neighborhood Feature:** None
- Laundry:** Dryer Included,Washer Included
- Main Cooling:** Central Air
- Patio/Deck:** Covered
- Security:** Security Lights
- Water:** City Water
- Window Covering:** None
- Total Parking:** 5
- Exterior Features:** Courtyard
- Accessibility Features:** None
- RV Parking: Other:** None
- Green Features:** Low E DP Windows
- Main Heating:** Heat Pump
- Pool:** None
- Spa:** None
- Water Heater:** Electric
- Gas:** None

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## Nearby Schools



**High School:** Amphitheater  
**Elementary School:** Keeling

**Middle School:** Amphitheater

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## Fees and Taxes

**Tax Year:** 2022  
**Expenses: Resident Manager:** \$0  
**Expenses: Management:** \$0  
**Expenses: Contract Services:** \$0  
**Expenses: Admin Expenses:** \$0  
**Expenses: Insurance:** \$0  
**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0  
**Expenses: Taxes/Assessments:** \$3,067.42  
**Expenses: Water/Sewer:** \$0  
**Expenses: Figures Presented:** \$0  
**Expenses: Captial Expenses:** \$0  
**Expenses: Gas/Electric:** \$0  
**Taxes:** \$3,067.42

