



\$508,499

872 E GLENN ST, TUCSON, AZ 85719, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Excellent opportunity awaits at this fabulous remodeled and updated Triplex! All units have been recently renovated with sleek white cabinets, stainless steel appliances, and great neutral flooring. Unit 1 features covered parking and a separate laundry room with storage. Units 2 and 3 have individual laundry. All 3 units are 1 bedroom/1 bath, all have [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 233.79

List Number Main: 22400201

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Type: 3 Plex

Year built: 1958

County: Pima

Lot Acres: 0.21 acres

Lot Dimensions: 81 x 115.87 x 81 x 115.83

Attached/Detached: Attached





Description

Legal Description: EL CERRITO ESTATES E25.96' OF LOT 9 &W55.04' OF LOT 10



Rooms

Sauna Level: Amphitheater	Kitchen Features: Appliance Color: Stainless
Breakfast: Area	Dining Areas: Eat-In Kitchen
Dining Room: Area	Extra Room: None



Building Details

Lot Features: Subdivided	Floor covering: Ceramic Tile, Vinyl
Roof: Built-Up - Reflect	Fence: Other: Metal
Construction: Brick,Wood Frame	Style: Ranch
Fence: Block	Construction: Siding: Yes
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: None

Subdivision Name: El Cerrito Est

Unit 2 Details: Rent: 1050

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 41280.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.18, 12.32

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 23.87

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Security: Other: Security Doors

Driveway: Paved: Electric Range, Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 31

Attribution Contact: 520-977-4770

Tax Code: 113-09-0170

Property Disclosures: Unknown

Road Maintenance: City

Terms: Cash, Conventional, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$9,852

Analysis: Gross Rent Multi: 12.32

Analysis: Exp/SqFt: 4.53 sq ft

Listing Office

Listing Office ShortId: 52896

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 977-4770, 9105

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 1145	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 761	Unit 1 Details: # Bedrooms: 1
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 1	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 578	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: No, 1st
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 1195
Unit 3 Details: SqFt: 836	Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Stories: Single	Unit 3 Information: Occupancy: Yes
Unit 3 Information: Furnished: No	Unit 4 Details: # Full Baths: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Exposed Beams,Smoke Detector	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	RV Parking: Other: None
Laundry: Dryer Included,Laundry Room,Washer Included	Main Cooling: Central Air,Wall Unit(s)
Main Heating: Forced Air,Natural Gas,Wall	Patio/Deck: Patio,Paver
Pool: None	Spa: None
Water: City Water	Water Heater: Natural Gas
Window Covering: Stay	Gas: Natural
Total Parking: 1	

Nearby Schools



High School: Amphitheater
Elementary School: Keeling

Middle School: Amphitheater

Fees and Taxes

Tax Year: 2023
Expenses: Resident Manager: \$0
Expenses: Management: \$3,302
Expenses: Contract Services: \$0
Expenses: Admin Expenses: \$0
Expenses: Insurance: \$1,316
Expenses: Maintenance Supplies: \$1,793

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$2,186
Expenses: Water/Sewer: \$1,255
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$0
Taxes: \$2,186

