



**\$569,000**

## 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:** 261.61

**List Number Main:** 22320510

**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  
**Breakfast:** Area  
**Dining Room:** Area

**Kitchen Features:** **Appliance Color:** Stainless  
**Dining Areas:** Eat-In Kitchen  
**Extra Room:** None



# Building Details

**Lot Features:** Subdivided  
**Roof:** Built-Up - Reflect  
**Construction:** Brick,Wood Frame  
**Fence:** Block  
**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Vinyl  
**Fence:** **Other:** Metal  
**Style:** Ranch  
**Construction:** **Siding:** Yes



# 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:** 1100

**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 %:** 5.52, 13.78

**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:** 13.78

**Analysis: Exp/SqFt:** 4.53 sq ft

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## 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



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## Units Information

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

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## Amenities & Features

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

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## Nearby Schools



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

**Middle School:** Amphitheater

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## 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

