



**\$435,000**

- 2 Plex
- Multifamily
- Active

## **220 S NILES PUCKETT AVE, VAIL, AZ 85641, USA**

<https://rehomes.us>

Explore this excellent investment opportunity or consider living in one unit while renting out the other in this brand-new duplex. With no need for immediate updates, repairs, or replacements, it offers a worry-free property experience. The duplex includes a 3-bedroom, 2-bathroom unit alongside a 2-bedroom, 1-bathroom unit. Both units feature an open floor plan, fitted [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 201.58

**List Number Main:** 22402446

**Municipality/Zoning:** Pima County - TR

**View:** Mountain(s),Residential

**Type:** 2 Plex

**Year built:** 2024

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** Aprx 68x122

**Attached/Detached:** Attached





# Description

**Legal Description:** New Tucson Unit No 3 Lot 3 Exc E 150'



# Rooms

|                          |                                                            |
|--------------------------|------------------------------------------------------------|
| <b>Sauna Level:</b> Vail | <b>Kitchen Features:</b> <b>Appliance Color:</b> Stainless |
| <b>Breakfast:</b> None   | <b>Dining Areas:</b> Dining in LR/GR                       |
| <b>Dining Room:</b> None | <b>Extra Room:</b> None                                    |



# Building Details

|                                              |                                     |
|----------------------------------------------|-------------------------------------|
| <b>Lot Features:</b> East/West Exposure      | <b>Floor covering:</b> Ceramic Tile |
| <b>Roof:</b> Tile                            | <b>Construction:</b> Frame - Stucco |
| <b>Style:</b> Southwestern                   | <b>Fence:</b> None                  |
| <b>Construction Status:</b> New Construction |                                     |



# 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:** No Insurance Claims History Report, No SPDS

**Subdivision Name:** New Tucson No.2 (1-201)

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.00

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

**Ownership:** Investor

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

**Utilities:** Owner, Owner

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Electric Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 14

**Tax Code:** 305-27-003A

**Property Disclosures:** None

**Road Maintenance:** County

**Terms:** Cash, Conventional, FHA Loan, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

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## Listing Office

**Listing Office ShortId:** 51620

**Listing Office Phone:** (520) 954-5800

**Listing Office Url:**  
<https://tucson.evrealstate.com/>

**ListingOfficeName:** Engel & Volkers  
Tucson

**Listing Office Address:** 6151 E Grant Rd,  
Tucson, AZ 85712

**Listing Member Phone:** (520) 270-2558,  
64370

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## Units Information



**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

**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1079  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 1079  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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## Amenities & Features

**Interior Features:** Ceiling Fan(s), No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Closet  
**Main Heating:** Heat Pump  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** None  
**Main Cooling:** Ceiling Fan(s),Central Air  
**Patio/Deck:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 2

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## Nearby Schools

**High School:** Vail Dist Opt  
**Elementary School:** Sycamore

**Middle School:** Corona Foothills

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## Fees and Taxes



**Tax Year:** 2023

**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:** \$0

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$50

