



**\$425,000**

## **882 E GLENN ST, TUCSON, AZ 85719, USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

This triplex features two one-bedroom units and one two-bedroom unit, all fully occupied. Located in a highly desirable area, it promises strong rental income and growth potential. Ideal for first-time investors or seasoned real estate professionals.



### **Basics**

**Category:** Multifamily

**Status:** Active

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.24 acres

**Lot Dimensions:** 85x124

**Attached/Detached:** Detached

**Type:** 3 Plex

**Year built:** 1956

**List Price/SqFt:** 167.26

**List Number Main:** 22413832

**Municipality/Zoning:** Tucson - R2

**View:** Residential





# Description

**Legal Description:** El Cerrito Estates Lot 10 Exc W55.04' & W62.36' Lot 11



# Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Formal Dining Room

**Extra Room:** None

**Kitchen Features:** **Countertops:** granit

**Breakfast:** None

**Dining Room:** None



# Building Details

**Lot Features:** Subdivided

**Roof:** Built-up

**Style:** Contemporary,Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Brick

**Fence:** Block



# 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:** 980

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher, Double Sink, Freezer, Garbage Disposal, Refrigerator

**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, Telephone

**Income: Gross Scheduled Rent:** 3210.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.47, 132.40

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 37.63

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

**Ownership:** Individual

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

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

**Direction:** E

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 113-09-0180

**Property Disclosures:** Insurance Claims History Report, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,208

**Analysis: Gross Rent Multi:** 132.40

**Analysis: Exp/SqFt: 0.48** sq ft

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## Listing Office

**Listing Office ShortId:** 478313

**Listing Office Phone:** (520) 615-8400

**Listing Office Url:** <http://www.1kwsa.com>

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Member Phone:** (520) 850-4000, 30655



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# Units Information

- Unit 1 Details: Rent:** 1250
- Unit 1 Information: Furnished:** No
- Unit 1 Details: SqFt:** 1309
- Unit 1 Details: # Full Baths:** 1
- Unit 2 Details: # Bedrooms:** 1
- Unit 2 Details: SqFt:** 500
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** On Property, Garage
- Unit 3 Details: # Bedrooms:** 1
- Unit 3 Information: Floor:** 2nd
- Unit 3 Information: Furnished:** No
- Unit 1 Information: Floor:** 1st
- Unit 1 Information: Occupancy:** Yes
- Unit 1 Details: # Bedrooms:** 2
- Unit 1 Information: Parking:** Single
- Unit 2 Details: # Full Baths:** 1
- Unit 2 Information: Furnished:** No
- Unit 2 Information: Floor:** Yes, 2nd
- Unit 3 Information: Monthly Rent:** 732
- Unit 3 Information: Stories:** Two
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 1

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# Amenities & Features

- Interior Features:** Plant Shelves,Smoke Detector
- Sewer:** Connected
- Neighborhood Feature:** None
- Main Cooling:** Central Air
- Patio/Deck:** Balcony,Covered,Gazebo,Patio
- RV Parking:** Space Available
- Spa:** None
- Water Heater:** Natural Gas
- Gas:** Natural
- Exterior Features:** None
- Accessibility Features:** None
- Laundry:** In Garage
- Main Heating:** Forced Air
- Pool:** None
- Security:** None
- Water:** City Water
- Window Covering:** Some
- Total Parking:** 6

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# Nearby Schools

- High School:** Amphitheater
- Elementary School:** Keeling
- Middle School:** Amphitheater





# Fees and Taxes

**Tax Year:** 2023

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$8

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$100

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$1,100

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

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

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

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

**Taxes:** \$3,592.76

