



**\$367,000**

## TUCSON, AZ, USA

<https://rehomes.us>

Introducing a fantastic investment opportunity, a charming duplex that offers the perfect blend of comfort and potential rental income. Both units provide the perfect canvas for customization and personalization, allowing you to create a space that suits your vision. The property also offers a shared backyard, where tenants can relax and enjoy outdoor activities.

- 2 Plex
- Multifamily
- Active



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## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 194.18

**List Number Main:** 22402531

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s)

**Type:** 2 Plex

**Year built:** 1964

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** Unknown

**Attached/Detached:** Attached



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## Description

**Legal Description:** 001010010 /N135' S165' E60' W240' W2 S2 Nw4 Ne4 Nw4 Exc S30' For Rd  
.20 Ac Sec 30-13-14

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## Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** Area

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## Building Details

**Lot Features:** North/South Exposure

**Roof:** Built-up

**Style:** Modern

**Construction Status:** Existing

**Floor covering:** Vinyl

**Construction:** Concrete Block

**Fence:** None

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## 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:** Unsubdivided

**Landscape - Front: Other:** None

**Horse Property:** No

**Electric: Electric Company:** City

**Driveway: Paved:** Dishwasher,Electric Range,Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$20,025

**Community:** None

**Tax Code:** 113-02-0280

**Property Disclosures:** Lead Based Paint

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

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

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

**Ownership:** Investor

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

**Utilities:** Tenant, Tenant

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 30

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Telephone

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.00

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## Listing Office

**Listing Office ShortId:** 4252

**Listing Office Phone:** (602) 695-2246

**Listing Office Url:** <http://www.mrtucson.net>

**ListingOfficeName:** EXP Realty, LLC

**Listing Office Address:** 2301 S STEARMAN DR, CHANDLER, AZ 85286

**Listing Member Phone:** (480) 273-3510, 626495

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## Units Information



**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** No  
**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, 1st

**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 945  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 945  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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## Amenities & Features

**Interior Features:** Ceiling Fan(s)  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Dryer Included,Washer Included  
**Main Heating:** Electric  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** None  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Some  
**Total Parking:** 4

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## Nearby Schools

**High School:** Amphitheater  
**Elementary School:** Holaway

**Middle School:** Amphitheater

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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: \$1,790**

