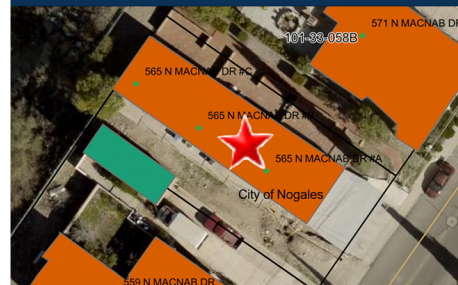


FOR SALE

**565 N Macnab Dr #A,B,C
Nogales, AZ 85621**

NEW LISTING

\$389,000



Property Description / Multi-Family / Triplex

Excellent Investment Opportunity in Nogales! This well-maintained triplex is up on a hillside & tucked away from the street, offering added privacy while remaining conveniently located near I-19 with quick access to shopping & the Nogales border. A desirable location, stable occupancy & many updates already completed. All units features recent updates include fresh interior paint, new carpeting & updated appliances. Each unit has 2 bdrm, 1 bth, AC central, specious floor plan, laundry closet, private patio & covered carport parking. It is currently tenant-occupied, providing instant cash flow! Designed by renowned architect Bennie Gonzales, who also designed the Nogales Library. Don't miss this unique opportunity!

School District - Nogales Unified School District #1

Year Built	1965	Lot Acres	0.17	MLS #	22616052
# Units	3	# Carport	3	Tax Code #	101-33-059
Beds / Baths	2 / 1	Stories	One	Area	SCC-Nogales
Build SqFt	2,807	Construction	Brick	Zoning	SCC - R-3



ALI MEGAN WAGNER

REALTOR® | DB | Pottinger Realty
2921 N Grand Ave Ste #1 Nogales AZ 85621
(520) 216-4444 PottingerRealty@gmail.com
www.PottingerRealty.com



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