

Premier Real Estate

MLS # 72359995 - New Multi Family - 3 Family



**21 Hazel Street
Uxbridge, MA 01569
Worcester County**

List Price: **\$349,900**

Color: **grey**

Total Floors: **2**

Total Units: **3**

Total Rent: **\$0**

Grade School: **Taft Elementary**

Middle School: **Whiten**

High School: **Uxbridge High**

Directions: **Rte 122 to Hazel - 5 mins to Rte 146 - 20 mins to Rte 495 or MA PIKE**

Total Rooms: **15**

Total Bedrooms: **7**

Total Bathrooms: **4f 0h**

Total Fireplaces: **0**

Remarks

This is a MUST SEE !! Very well maintained. Great investment property located within walking distance to shopping and many other amenities. Just minutes away from 146 makes this a great commuter location. All three units have newer appliances. Composite stairs and upper deck with vinyl railing. Buderus boiler installed in 2014. Hot water tank was replaced in 2016. Off street parking for 6-8 cars. Storage shed in the back. Coin laundry and additional storage area in basement for tenants. Pride of ownership really shows throughout this property.

Property Information

Approx. Living Area: **3,200 Sq. Ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Disclosures: **See lead disclosure for all lead inspection and compliance documentation.**

Approx. Acres: **0 (0.18 Sq. Ft.)**

Heat/Cool Zones: **/0**

Heat/Cool Units:

Garage Spaces: **0**

Parking Spaces: **6 Off-Street**

Approx. Street Frontage:

Annual Expenses

Heating: Repair & Maintenance:

Gas: Trash Removal:

Electricity: Sewer:

Water: Insurance:

Management:

Miscellaneous:

Ann. Prop. Oper. Data: **No**

Annual Expense Source:

Gross Income: **\$32,700**

Gross Expenses:

Net Income: **\$32,700**

Unit Descriptions

Unit #1

Rooms: **7** Bedrooms: **3** Bathrooms: **2f 0h** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **0** Lease: **No**

Rooms: **Living Room, Kitchen, Office/Den**

Appliances: **Range, Refrigerator**

Heating: **Oil**

Unit #2

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Oil**

Unit #3

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Oil**

Common Areas

Rooms: **Laundry**

Appliances: **Washer, Dryer**

Features

Area Amenities: **Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship, Private School, Public School**

Basement: **Yes Full, Crawl**

Beach: **No**

Electric: **100 Amps, Individually Metered**

Exterior: **Vinyl**

Exterior Features: **Porch, Deck - Composite, Covered Patio/Deck, Storage Shed, Stone Wall**

Foundation Size:

Foundation Description: **Fieldstone**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Tenants property**

Lead Paint: **Yes**

UFFI: Warranty Features:

Year Built: **1820** Source: **Public Record**

Year Built Description:

Approximate

Year Round:

Lot Description: **Paved Drive, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$241,200**
Tax: **\$4,141.4** Tax Year: **2018**
Book: **21856** Page: **236**
Cert:
Zoning Code: **RB**
Map: **018.B** Block: **2972** Lot:
0000.0

Office/Agent Information

Listing Office: **Premeer Real Estate, Inc.**  (508) 278-5390

Listing Agent: **Molly Mullen**  (618) 920-8364

Team Member(s): **Molly Mullen**  (618) 920-8364

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Other (See Special Showing Instructions)**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Other (See Special Showing Instructions)**

Special Showing Instructions: **Tenant occupied 24 hour notice for all showings. Accompanied showings.**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

Firm Remarks

24 hour notice on all showings. Accompanied Showings. Due to privacy reasons the seller wanted to withhold the monthly rents. willing to share with interested buyers confidentially.

Market Information

Listing Date: **7/11/2018**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$349,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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