



MLS # 73050847 - New Multi Family - 4 Family

7 Buffum St
Worcester, MA 01603
Worcester County
Color: **Yellow**
Total Floors: **3**
Total Units: **4**
Total Rent: **\$4,700**
Grade School:
Middle School:
High School:
Approx. Acres: **0.12 (5,141 SqFt)**
Directions: **Mill To**

List Price: **\$649,900**
Total Rooms: **17**
Total Bedrooms: **8**
Total Bathrooms: **5f 0h**
Total Fireplaces: **0**
Approx. Street Frontage:

Remarks

Rare 4 Unit located on a street with very low traffic but accessible to everything. Large 2 level 3 Bedroom unit empty and available for new owner or rent out. Other tenants all screened and supply Last & Sec Deposits. Front roof less than 2 years old. Rear roof approx 14 yrs. Small yard for easy maintenance with off street parking for 2. Lead Cert for large 3 bed. Other units never checked. Group showings to accommodate tenants schedules.

Property Information

Approx. Living Area Total: **4,672 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **4,672 SqFt** Approx. Below Grade:
Living Area Disclosures:
Heat/Cool Units: Heat/Cool Zones:
Parking Spaces: **2 Off-Street** Garage Spaces: **0**
Disclosures: **Unit 4 was the only unit tested for lead and is in compliance. Other 3 Unknown. Unit 4 Vacant**

Annual Expenses

Heating: Repair & Maintenance: Management: Gross Income: **\$56,400**
Gas: Trash Removal: Miscellaneous: Gross Expenses:
Electricity: Sewer: Ann. Prop. Oper. Data: **No** Net Income: **\$56,400**
Water: Insurance: Annual Expense Source:

Unit Descriptions

Unit #	Rooms	Bedrooms	Bathrooms	Fireplaces	Levels	Floor	Rent	Lease
Unit #1	4	1	1f 0h	0	1	1	900	No
Unit #2	5	2	2f 0h	0	1	1	1,050	No
Unit #3	5	2	2f 0h	0	1	2	1,250	No
Unit #4	6	3	3f 0h	0	2	2	1,500	No

Features

Area Amenities: **Public Transportation, Shopping**
Basement: **Yes Full, Crawl, Concrete Floor**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1/10 to 3/10**
Construction: **Frame**
Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck - Wood**
Flooring: **Vinyl, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Natural Gas, Tank**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Facing Direction: **South**
Lead Paint: **Certified Treated**
UFFI: Warranty Features:
Year Built: **1820** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:08 B:020 L:00021**
Assessed: **\$484,700**
Tax: **\$7,372** Tax Year: **2022**
Book: **38434** Page: **20**
Cert:
Zoning Code: **RL-7**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Firm Remarks

All information deemed reliable from public records and owner but should be verified by buyers/buyers agent. No warranty's. Email info@a1realtyofcentralma.com for showing times.

Market Information

Listing Date: **10/21/2022** Listing Market Time: MLS# has been on for **3** day(s)
Days on Market: Property has been on the market for a total of **3** day(s) Office Market Time: Office has listed this property for **3** day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: **\$649,900** Seller Concessions at Closing:
Off Market Date:
Sale Date:

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