



**MLS # 72821531 - New
Multi Family - 3 Family**

**54 Cohasset St
Worcester, MA 01604-4763
Worcester County**

List Price: **\$425,000**

Color: **White**

Total Floors: **3**

Total Rooms: **15**

Total Units: **3**

Total Bedrooms: **6**

Total Rent: **\$1,850**

Total Bathrooms: **3f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Directions: **Plantation or Hamilton to Cohasset**

Remarks

Desirable Hamilton St. Location. Updated 3 units. 1st floor New Boiler, 2nd & 3rd Gas on Gas. Updated kitchens and baths, Hardwoods, Owners Panel, Gas Hot Water tanks, Off Street for 4 Vehicles. Vinyl Siding and replacement windows. Lead Certs, All Rented. No Showings until open house. Open house Saturday, May 1st 11:00am:1:00pm.

Property Information

Approx. Living Area: **3,189 Sq. Ft.**

Approx. Acres: **0.11 (5,000 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones:

Parking Spaces: **4 Off-Street**

Living Area Source: **Public Record**

Heat/Cool Units:

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Seller states Lead Certificates in hand. Will be verified shortly. Buyers/Buyers Agents to Perform All Due Diligence. All Information from owner and public records deemed reliable, but should be verified by buyers/.buyers agent. No warranty.**

Annual Expenses

Heating: Repair & Maintenance:

Management:

Gross Income: **\$22,200**

Gas: Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity: Sewer:

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

Net Income: **\$22,200**

Water: Insurance:

Annual Expense Source:

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **900** Lease: **Yes**

Unit #2

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **950** Lease: **Yes**

Unit #3

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **950** Lease:

Features

Basement: **Yes Full, Walk Out, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Porch, Porch - Enclosed**

Flooring: **Vinyl, Hardwood**

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 Gas Oven, for Gas Dryer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **North**

Lead Paint: **Yes**

UFFI: Warranty Features:

Year Built: **1905** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:18 B:013 L:00002**

Assessed: **\$224,600**

Tax: **\$4,247** Tax Year: **2018**

Book: **49135** Page: **121**

Cert: **000000069039**

Zoning Code: **RG-5**

Map: Block: Lot: