

MLS # 72656984 - Active
Multi Family - 3 Family



3 Blodgett Pl List Price: **\$349,999**
Worcester, MA 01605-2806
Worcester County
 Color: **yellow**
 Total Floors: **3** Total Rooms: **12**
 Total Units: **3** Total Bedrooms: **6**
 Total Rent: **\$3,250** Total Bathrooms: **3f 0h**
 Grade School: Total Fireplaces: **3**
 Middle School:
 High School:
 Directions: **Belmont to Eastern to Catherine**

Remarks

Investors Take Note!! Dead End Street - Only 4 Buildings - Tenants Enjoy The Quiet Less Traveled Street. No Big Yard To Maintain - Weed Wacker Only Keeps Cost Down. No Drive Way Or Parking To Pay For Snow Removal. Gas/Gas Stoves In Each - No Pesky Heating Systems To Maintain Or Oil Tanks. Updated and fully occupied 3 unit. Long term tenants on 1st & 2nd. Lease on 3rd. and Most Updated as shown in pics. Updated Pantry's & Baths, Circuit Breakers, and replacement windows. 1993 Lead Compliance Docs For Each Unit Per Seller. No more than 2 prospective buyers and 1 buyers agent at a time Due to the Covid-19. Download Covid-19 Disclosure, sign, date & return 2:hours prior to showing time. NO SHOWINGS WITHOUT SIGNED DISCLOSURE. All accompanied showings.24 Hour Notice Preferred But By 12 Noon Day Of Showing. Due To Tenants.3:00 pm - 5:00 pm Every 15 minutes With Last Showing at 4:45 Showing Basement, 1st & 2nd floors. 3rd floor viewed with accepted offer. Best Deal On The Market For 3 Family!

Property Information

Approx. Living Area: **2,700 Sq. Ft.** Approx. Acres: **0.1 (4,291 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: Parking Spaces: **0 On Street Without Permit**
 Living Area Source: **Public Record** Heat/Cool Units: Approx. Street Frontage:
 Living Area Disclosures:
 Disclosures: **Prospective Buyers/Agents Must wear masks, gloves**

Annual Expenses

Heating:	Repair & Maintenance:	Management:	Gross Income: \$39,000
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses:
Electricity:	Sewer:	Ann. Prop. Oper. Data: No	Net Income: \$39,000
Water:	Insurance:	Annual Expense Source:	

Unit Descriptions

Unit #1							
Rooms: 4	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1,250	Lease: No
Unit #2							
Rooms: 4	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 850	Lease: No
Unit #3							
Rooms: 4	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 1,150	Lease: Yes

Features

Basement: **Yes Full**
 Beach: **Yes Lake/Pond, Access, Walk to**
 Beach Ownership: **Public**
 Beach - Miles to: **1/10 to 3/10**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Sloping**
 Road Type: **Public, Paved, Publicly Maint.**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **North**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1910** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:16 B:005 L:00023**
 Assessed: **\$181,700**
 Tax: **\$3,271** Tax Year: **2019**
 Book: **52571** Page: **381**
 Cert: **000000064785**
 Zoning Code: **RG-5**
 Map: Block: Lot:

Price History for 72656984
3 Blodgett Pl, Worcester, MA 01605-2806

Date	Amount	%	DOM to PCG	DOM of PCG
05/15/2020	Listed for \$349,900			
06/10/2020	Price Changed to: \$349,999	\$99	0.03%	26
				Listing DOM: 31
				Property DOM: 31

**** Calculates and removes Offmarket activity in DOM Timeframe**