



MLS # 71026802 - Active
Multi Family - 3 Family - 3 Units Side by Side
571R Main St. List Price: **\$399,900**
Waltham, MA 02452
Middlesex County
 Total Units: **3** Total Floors: **2**
 Total Rent: **\$3,500** Total Rooms: **15**
 Total Bedrooms: **6** Total Full/Half Baths: **3/0**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Main St. (Route 20) near center of town**

Remarks

Large three family building, close to the center of Waltham. A short distance to commuter rail and bus routes. Good rental history, each unit has a livingroom, kitchen and bath on the first floor, two bedrooms, an office and a small room on the second floor.

Property Information

Approx. Living Area: 3480 sq. ft.	Approx. Acres: 0.06 (2700 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 0 --
Living Area Source: Public Record	Heat/Cool Units: 3/	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$42000
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$42000
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1							
Rooms: 5	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 2	Floor: 1	Rent: 1200	Lease: No
Unit #2							
Rooms: 5	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 2	Floor: 1	Rent: 1200	Lease: No
Unit #3							
Rooms: 5	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 2	Floor: 1	Rent: 1100	Lease: No

Common Areas

Heating: **Forced Air, Oil**

Features

Area Amenities: **Public Transportation, Shopping**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Flooring: **Wood, Wall to Wall Carpet**
 Foundation Size: **00000**
 Foundation Description: **Fieldstone, Brick**
 Hot Water: **Natural Gas**
 Lot Description: **Zero Lot Line**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Sewage District: **MWRA**
 Utility Connections: **for Gas Oven**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **No off street parking, lot is pretty much the footprint of the building.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1860** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$449,200**
 Tax: **\$5076** Tax Year: **2009**
 Book: **15859** Page: **242**
 Cert:
 Zoning Code: **BusB**
 Map: Block: Lot:

Market Information

Listing Date: 2/2/2010	Listing Market Time: MLS# has been on for 164 day(s)
Days on Market: Property has been on the market for a total of 164 day(s)	Office Market Time: Office has listed this property for 164 day(s)
Expiration Date:	
Original Price: \$439,900	
Off Market Date:	
Sale Date:	