

Brenna Crowe
Call or Text! 781-771-2720
Buy. Sell. Invest.

MLS # 73196805 - New
Multi Family - 3 Family - 3 Units Up/Down



148 N Franklin Street List Price: **\$675,000**
Holbrook, MA 02343
Norfolk County
 Color: **Tan**
 Total Floors: **2** Total Rooms: **11**
 Total Units: **3** Total Bedrooms: **5**
 Total Rent: **\$3,600** Total Bathrooms: **3f 0h**
 Grade School: Total Fireplaces: **1**
 Middle School:
 High School:
 Approx. Acres: **0.16 (6,930 SqFt)** Approx. Street Frontage:
 Directions: **Use GPS**

Remarks

Attention all business owners and investors! This unique, combined commercial and residential home is in a prime business district making it the perfect opportunity for any investor. Ideal for a house hack or business owner wanting to run their company from one of the units. Landlord currently covers the utilities for the bottom floor tenants. Studio unit heat does not have a separate thermostat. First floor unit is newly updated! There are separate hot water tanks and electric panels for the first and second floor. Train Station is 1.3 miles from your front door! Walk to town center! Shopping, banking, coffee and more! Showings outside of the open house will be difficult to accommodate. Buyers and buyers agents to do their own due-diligence on the use of the property. Come view this home at our open house Saturday 11-12:30.

Property Information

Approx. Living Area Total: **2,061 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **2,061 SqFt** Approx. Below Grade:
 Living Area Disclosures:

Heat/Cool Units: Heat/Cool Zones: **2 / 0**
 Parking Spaces: **6 Off-Street** Garage Spaces: **0**

Disclosures: **first floor was used as an office/ commercial space. Buyers and buyers agents to do their own due-diligence. The start of the driveway to the right of the house is shared but only used by the house next-door. Rents are low because family/employees reside in the units. Month to month leases**

Annual Expenses

Heating:	Repair & Maintenance:	Management:	Gross Income: \$31,200
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses:
Electricity:	Sewer:	Ann. Prop. Oper. Data: No	Net Income: \$31,200
Water:	Insurance:	Annual Expense Source:	

Unit Descriptions

Unit #1

Rooms: **1** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,200** Lease: **Yes**
 Appliances: **Wall Oven, Microwave, Refrigerator**
 Interior Features: **Storage, Studio, Bathroom with Shower Stall**
 Heating: **Forced Air**
 Cooling: **Window AC**
 Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

Unit #2

Rooms: **3** Bedrooms: **2** Bathrooms: **2f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,400** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Wall Oven, Microwave, Refrigerator**
 Interior Features: **Storage, Remodeled**
 Heating: **Forced Air**
 Cooling: **Window AC**
 Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

Unit #3

Rooms: **4** Bedrooms: **2** Bathrooms: **2f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,000** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Wall Oven, Microwave, Refrigerator**

Heating: **Hot Water Baseboard**Cooling: **Window AC**Rent Includes: **Water****Features**Area Amenities: **Public Transportation, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Exterior: **Vinyl**Flooring: **Vinyl, Wall to Wall Carpet, Laminate**Foundation Size: **0**Foundation Description: **Poured Concrete, Fieldstone**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public**Roof Material: **Asphalt/Fiberglass Shingles**Sewer Utilities: **City/Town Sewer**Utility Connections: **for Gas Range**Water Utilities: **City/Town Water**Waterfront: **No**Water View: **No****Other Property Info**Disclosure Declaration: **Yes**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1920** Source: **Public Record**Year Built Description: **Actual**

Year Round:

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

Pin #:

Assessed: **\$368,500**Tax: **\$11,228** Tax Year: **2023**Book: **15761** Page: **337**

Cert:

Zoning Code: **TC**

Map: Block: Lot:

CompensationSub-Agent: **Not Offered**Buyer Agent: **2%**Facilitator: **0**Compensation Based On: **Net Sale Price****Office/Agent Information**Listing Office: **Success! Real Estate**  (781) 848-9064Listing Agent: **Brenna Crowe**  (781) 771-2720

Team Member(s):

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**

Showing: Facilitator:

Special Showing Instructions: **Showings outside if the open house will be difficult. Please try to make it Saturday 11-12:30****Firm Remarks****Zoning is Town Center. Ask LA for more info.****Market Information**Listing Date: **1/25/2024**Days on Market: Property has been on the market for a total of **1** day(s)Expiration Date: **7/1/2024**Original Price: **\$675,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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