



MLS # 72743284 - Active
Multi Family - 4 Family - 4 Units Up/Down

130 Merriam Ave
Leominster, MA 01453
Worcester County

List Price: **\$474,900**

Color:

Total Floors: **3**

Total Units: **4**

Total Rent: **\$0**

Grade School:

Middle School:

High School:

Directions: **near Orchard and Foster Ct.**

Total Rooms: **15**

Total Bedrooms: **7**

Total Bathrooms: **4f 0h**

Total Fireplaces: **0**

Remarks

Welcome to 130 Merriam Avenue, Leominster, MA! Attention investors! Looking for an owner-occupied opportunity? This rare charming 4-family is located near shops, restaurants, park, and schools. Some of the features include hardwood flooring, built-ins, pantry, porches, and period detailing. Separate utilities. Solid rental history. Rents are below market. Off street parking for 8 cars. Close to the "T" commuter rail and Rt 2/190 for easy access to Boston/128/Worcester. Short walk to Leominster Center. Invest in your future!

Property Information

Approx. Living Area: **3,009 Sq. Ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures: **does not include the finished walkout (600 SF)**

Disclosures: **Please review all attachments in MLS before scheduling an appt. We follow Covid19 social distancing/sanitize protocols. Please wear a mask & rubber gloves before entering home. Dimensions are approx. Buyer to verify all info.**

Approx. Acres: **0.18 (7,881 Sq. Ft.)**

Heat/Cool Zones:

Heat/Cool Units: **4 / 0**

Garage Spaces: **0**

Parking Spaces: **8 Off-Street, Paved Driveway**

Approx. Street Frontage:

Annual Expenses

Heating:

Repair & Maintenance:

Gas:

Trash Removal:

Electricity:

Sewer:

Water:

Insurance:

Management:

Miscellaneous:

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

Annual Expense Source:

Gross Income: **\$39,924**

Gross Expenses:

Net Income: **\$39,924**

Unit Descriptions

Unit #1

Rooms: **5**

Bedrooms: **2**

Bathrooms: **2f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **1,025**

Lease: **No**

Appliances: **Range, Refrigerator**

Unit #2

Rooms: **4**

Bedrooms: **2**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **767**

Lease: **No**

Appliances: **Range, Refrigerator**

Unit #3

Rooms: **4**

Bedrooms: **2**

Bathrooms: **2f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **3**

Rent: **875**

Lease: **No**

Appliances: **Range, Refrigerator**

Unit #4

Rooms: **3**

Bedrooms: **1**

Bathrooms: **1f 0h**

Fireplaces: **1**

Levels: **1**

Floor: **0**

Rent: **660**

Lease: **No**

Appliances: **Range, Refrigerator**

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School**

Basement: **Yes Full, Partially Finished, Walk Out**

Beach: **No**

Construction: **Frame**

Electric: **100 Amps, Individually Metered, Varies per Unit**

Energy Features: **Varies per Unit**

Exterior: **Vinyl**

Exterior Features: **Porch, Porch - Enclosed, Deck, Varies per Unit**

Flooring: **Wood, Vinyl, Wall to Wall Carpet, Varies Per Unit**

Foundation Size:

Foundation Description: **Poured Concrete, Fieldstone**

Hot Water: **Natural Gas, Electric, Tank**

Lot Description: **Paved Drive, Easements**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Gas Oven, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup, Varies per Unit**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **Personal Property**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1900** Source: **Public Record**

Year Built Description:

Renovated Since

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **M:0033 B:0004 L:0000**

Assessed: **\$243,700**

Tax: **\$4,382** Tax Year: **2020**

Book: **5877** Page: **361**

Cert: **114051**

Zoning Code: **Res**

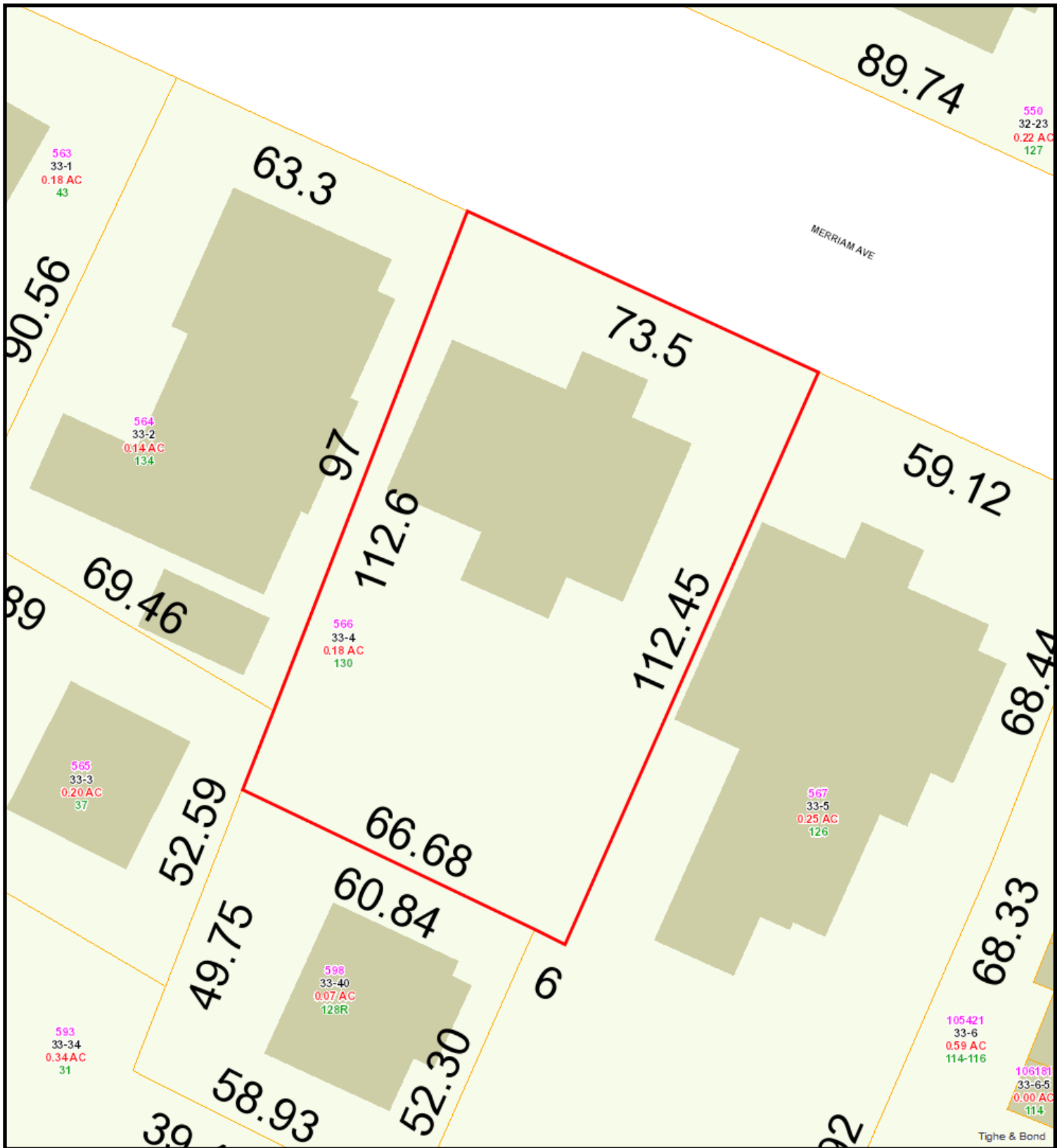
Map: **33** Block: Lot: **4**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400

Agent: S. Elaine McDonald (978) 838-9444

Team Member(s): Douglas Palino (978) 838-9444



130 Merriam Avenue

9/30/2020 3:26:00 PM

Scale: 1"=25'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

