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**Offered at
 \$560,000**

31 Manchester St Lawrence MA 01841

Beds: 6 Baths: 3 Sq. Ft.: 3,946 Year Built: 1900 Listing ID: 72899859

Owners occupants & investors take note of this large, and moving ready three family home. With 3946 Square foot of living space, this large multifamily offers 6+ bedrooms. Each unit is large and bright. Unit one offers 3 +1 large bedrooms, living room, kitchen, and a full bath. Unit two is vacant and offers 2 sized bedrooms, living room, eat-in kitchen, and full bath. Unit three offers 1 bedroom, plus an extra room that can be use as a 2nd bedroom. Both TAW. This home is conveniently located with nearby public transportation, shopping centers, public schools, downtown area and interstate I-93. Don't miss out this opportunity. Book you showing today!



Each Office Independently Owned and Operated.

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RE/MAX 360
 www.homesofma.com
 471 Lynnfield Street
 Lynn, MA 01904



Exterior - Side

MLS # 72899859 - New Multi Family - 3 Family - 3 Units Up/Down

31 Manchester St
Lawrence, MA 01841-3013
Essex County

List Price: **\$506,000**

Color:
Total Floors: **3**
Total Units: **3**
Total Rent: **\$0**
Grade School:
Middle School:
High School:

Total Rooms: **14**
Total Bedrooms: **6**
Total Bathrooms: **3f 0h**
Total Fireplaces: **0**

Directions: **Baker St. to Manchester.**

Remarks

Owners occupants & investors take note of this large, and moving ready three family home. With 3946 Square foot of living space, this large multifamily offers 6+ bedrooms. Each unit is large and bright. Unit one offers 3 +1 large bedrooms, living room, kitchen, and a full bath. Unit two is vacant and offers 2 sized bedrooms, living room, eat-in kitchen, and full bath. Unit three offers 1 bedroom, plus an extra room that can be use as a 2nd bedroom. Both TAW. This home is conveniently located with nearby public transportation, shopping centers, public schools, downtown area and interstate I-93. Don't miss out this opportunity. Book you showing today!

Property Information

Approx. Living Area: **3,946 Sq. Ft.**
Living Area Includes:
Living Area Source: **Public Record**
Living Area Disclosures:

Approx. Acres: **0.09 (4,042 Sq. Ft.)**
Heat/Cool Zones:
Heat/Cool Units:

Garage Spaces: **0**
Parking Spaces: **0**
Approx. Street Frontage:

Disclosures: **Seller and Seller agent make no warranties or representations. Buyer and or buyer agent to do own due diligence. Please see documentation uploaded to mls for important information.**

Annual Expenses

Heating:	Repair & Maintenance:	Management:	Gross Income: \$31,800
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses:
Electricity:	Sewer:	Ann. Prop. Oper. Data: No	Net Income: \$31,800
Water:	Insurance:	Annual Expense Source:	

Unit Descriptions

Unit #1

Rooms: **7** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
Rooms: **Living Room, Kitchen**

Unit #2

Rooms: **7** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
Rooms: **Living Room, Kitchen, Other (See Remarks)**

Unit #3

Rooms: **4** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
Rooms: **Living Room, Kitchen, Other (See Remarks)**

Features

Basement: **Yes Full**
Beach: **No**
Foundation Size:
Foundation Description: **Fieldstone**
Lot Description: **Corner**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Tenants personal belongings.**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1900** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:0191 B:0000 L:0038**
Assessed: **\$465,600**
Tax: **\$5,712.91** Tax Year: **2021**
Book: **14442** Page: **319**
Cert: **000000029499**
Zoning Code: **R1**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **RE/MAX 360** (781) 593-7611
Listing Agent: **Hazel Santana** (781) 600-4996
Team Member(s): **Esther Summersett** (781) 309-2010
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: **Text/Email LA**

Market Information

Listing Date: **9/23/2021**
Days on Market: Property has been on the market for a total of **4** day(s)
Expiration Date:
Original Price: **\$506,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **4** day(s)
Office Market Time: Office has listed this property for **4** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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