


**MLS # 70924432 - Active
Multi Family - 5-9 Family**
**108-110 Hamlet Street
Fall River, MA 02720
Bristol County**
List Price: **\$187,000**Color: **yellow**Total Units: **7**Total Rent: **\$0**Total Bedrooms: **12**Total Fireplaces: **0**

Middle School:

Directions: **South on Plymouth, then right on Hamlet.....**Total Floors: **3**Total Rooms: **24**Total Full/Half Baths: **6/1**

Grade School:

High School:

Remarks

Bank Owned. BANK Says Time to Sell! ALL REASONABLE OFFERS CONSIDERED! Building consists of 6 two bedroom units and a storefront unit that could be leased out for office, retail or converted into one bedroom apartment. All utilities separated and tenant paid. Realistic Potential annual income approx. \$46,000. (7 units @ \$550.00 per month). Owner annual expenses against revenue estimated at \$6,000. Net Operating Income approx. \$40,000. Easy to Show.

Property InformationApprox. Living Area: **3459 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.06 (3035 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **0**Parking Spaces: **0** Off-StreetApprox. Street Frontage: **80 ft****Annual Expenses**Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$0**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$0**Water: **\$**Insurance: **\$**Annual Expense Source: **--****Unit Descriptions****Unit #1**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **550** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range, Refrigerator**Heating: **Gas, Individual, Unit Control**Cooling: **None****Unit #2**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **550** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping**Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **110 Volts, Circuit Breakers, Individually Metered**Energy Features: **Insulated Windows**Exterior: **Vinyl**Exterior Features: **Porch**Flooring: **Wood, Vinyl, Wall to Wall Carpet**Foundation Size: **irregular**Foundation Description: **Fieldstone**Lot Description: **Easements, Shared Drive**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Gas Range**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Sold "as is". Seller never occupied property. No changes to Sellers' purchase & sale & addendums**Exclusions: **none. Tenant's personal possessions. Buyer to obtain Smoke/CO2 Certificate.**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$319,700**Tax: **\$2576** Tax Year: **2009**Book: **7137** Page: **300**

Cert:

Zoning Code: **Res**Map: **0G-11** Block: **00** Lot: **0039**