

Cindy Leinonen, Realtor, GRI, C2EX, RSPS - Cindy 508-450-4496
Houseworks Realty LLC. - <https://linktr.ee/houseworksrealty>



MLS # 73436900 - Active
Multi Family - 5-9 Family

31-37 Leicester St
Oxford, MA 01537-1218
Worcester County

List Price: **\$1,100,000**

Color: **white**

Total Floors: **2**

Total Units: **7**

Total Rent: **\$0**

Grade School:

Middle School:

High School:

Approx. Acres: **0.61 (26,572 SqFt)**

Total Rooms: **19**

Total Bedrooms: **7**

Total Bathrooms: **6f 1h**

Total Fireplaces: **0**

Approx. Street Frontage:

Directions: **Route 20 to Route 56. Route 56 is Leicester St.**

Exceptional visibility and easy access to Route 20 and Route 12 make this a rare opportunity in a high-traffic corridor. This mixed-use property offers seven total units, including two single-family residences, a commercial storefront, and a four-unit residential building. The residential mix includes four one-bedroom apartments totaling 2,860 SF, a two-bedroom home with garage bays at 1,165 SF, and a charming 400 SF studio home. The 1,654 SF commercial space is occupied by a long-term tenant, providing stability. With plenty of off-street parking, .61 acres of land, and strong rental income potential, this property is ideal for investors seeking both cash flow and appreciation in a strategic commuter location. Coin op laundry in the four unit building. Apt 1 \$1400, Apt 2 \$1525, Apt 3 \$1250, Apt 4 \$1475, Stone house \$500, Store: \$2000, Single Family w/garage \$2000.

Property Information

Approx. Living Area Total: **5,679 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **5,679 SqFt**

Approx. Below Grade:

Living Area Disclosures: **Includes the store. All info should be independently verified by the buyer & buyer's agent.**

Heat/Cool Units:

Heat/Cool Zones:

Parking Spaces: **20 Off-Street, Stone/Gravel,**

Garage Spaces: **0**

Unpaved Driveway

Disclosures: **The 400sqft home is unpermitted. Owner will have it permitted before close. The roof on store has been professionally evaluated & a replacement quote is attached for buyer info only. Remaining sewer betterment is the buyer's responsibility.**

Annual Expenses

Heating:

Repair & Maintenance:

Management:

Gross Income: **\$121,800**

Gas:

Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity:

Sewer:

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

Net Income: **\$91,800**

Water:

Insurance:

Annual Expense Source:

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,400** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Electric**

Rent Includes: **Water**

Unit #2

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,525** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Electric**

Rent Includes: **Water**

Unit #3

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,250** Lease: **Yes**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Electric**

Rent Includes: **Water**

Unit #4

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,475** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Electric**
 Rent Includes: **Water**

Unit #5

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **2** Floor: Rent: **2,000** Lease: **No**
 Rooms: **Living Room, Kitchen, Family Room**
 Appliances: **Range, Washer Hookup, Dryer Hookup**
 Rent Includes: **Water**

Features

Area Amenities: **Shopping, Public School**
 Basement: **Yes Bulkhead, Dirt Floor, Concrete Floor, Slab, Exterior Access**
 Beach: **No**
 Flooring: **Varies Per Unit**
 Foundation Size:
 Foundation Description: **Other (See Remarks)**
 Lot Description: **Level**
 Road Type: **Public, Paved, Publicly Maint.**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **Varies per Unit**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**



Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **At 35 Leicester St the exclusions are the pellet stove, refrigerator, washer, dryer and shed.**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Features: **No**
 Year Built: **1970** Source: **Public Record**
 Year Built Description: **Unknown/Mixed**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:08A B:C08**
 Assessed: **\$636,300**
 Tax: **\$8,061.92** Tax Year: **2025**
 Book: **54112** Page: **147**
 Cert: **000000078739**
 Zoning Code: **R3**
 Map: Block: Lot:

Office/Agent Information

Office: Houseworks Realty  (508) 867-0903
Agent: Cliff Leinonen & Cindy Leinonen Team (508) 867-0903
Team Member(s): Cindy Leinonen  (508) 450-4496

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.