



JUST LISTED

\$1,500,000

597 Union Ave, Framingham, MA 01702

Listing ID 73345668

9
BEDS



5
BATHS



3,794
SQ. FT.

This spacious and well-maintained five-family property is ideally located near Framingham State University and the commuter rail station, offering excellent rental potential. Featuring ample off-street parking and a two-car garage, this investment is both convenient and highly desirable. Two of the five units have been fully renovated. The property boasts vinyl siding, a newer roof, and updated electrical systems, including a landlord meter. All utilities are separately metered, and newer water heaters have been installed. The building consists of four two-bedroom units and one studio/one-bedroom unit, providing a diverse rental mix. Professionally managed and meticulously maintained, this is a true turn-key investment. Additionally, there is potential for redevelopment, with the possibility of...

RE/MAX®



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MLS # 73345668 - Active
Multi Family - 5+ Family - 5+ Units Up/Down

597 Union Ave
Framingham, MA: Framingham Center, 01702-2929
Middlesex County

List Price: **\$1,500,000**

Color: **Tan**

Total Floors: **3**

Total Rooms: **18**

Total Units: **5**

Total Bedrooms: **9**

Total Rent: **\$0**

Total Bathrooms: **5f 0h**

Grade School: **Harmony Grove**

Total Fireplaces: **0**

Middle School: **Fuller**

High School: **Framingham**

Approx. Acres: **0.37 (16,204 SqFt)**

Approx. Street Frontage: **7,777 Ft.**

Directions: **Main St to Union Ave**

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Property Information

Approx. Living Area Total: **3,794 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **3,794 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat/Cool Units: **5 / 2**

Heat/Cool Zones: **5 / 2**

Parking Spaces: **10 Off-Street**

Garage Spaces: **2**

Disclosures:

Annual Expenses For Fiscal Year Ending 12/24

Heating: **\$0**

Repair & Maintenance: **\$11,418**

Management: **\$0**

Gross Income: **\$11,394**

Gas: **\$0**

Trash Removal: **\$2,992**

Miscellaneous:

Gross Expenses: **\$29,847**

Electricity: **\$915**

Sewer: **\$4,850**

Ann. Prop. Oper. Data: **Yes**

Net Income: **\$81,546**

Water: **\$4,850**

Insurance: **\$1,808**

Annual Expense Source: **Owner Provided**

Unit Descriptions

Unit #1

Rooms: **2** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,450** Lease: **No**

Rooms: **Kitchen, Other (See Remarks)**

Appliances: **Range**

Heating: **Forced Air, Gas, Electric**

Cooling: **None**

Rent Includes: **Water**

Unit #2

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **2,600** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Washer & Dryer Hookup**

Interior Features: **Tile Floor, Hardwood Floors, Upgraded Cabinets, Upgraded Countertops, Open Floor Plan, Remodeled**

Heating: **Forced Air, Gas**

Rent Includes: **Water**

Unit #3

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,800** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher**

Interior Features: **Remodeled**

Heating: **Electric Baseboard**

Cooling: **None**

Rent Includes: **Water**

Unit #4

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,800** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Heating: **Forced Air, Electric Baseboard, Gas**
 Rent Includes: **Water**

Unit #5

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,850** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Hardwood Floors**
 Heating: **Electric**
 Cooling: **None**
 Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, T-Station, University**
 Basement: **Yes Bulkhead, Dirt Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Gutters**
 Flooring: **Vinyl, Varies Per Unit, Hardwood**
 Foundation Size: **777**
 Foundation Description: **Fieldstone, Granite**
 Hot Water: **Natural Gas**
 Lot Description: **Corner, Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range, for Electric Oven, Washer Hookup, Varies per Unit**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **All of owners or tenants personal property**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1877** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$1,151,700**
 Tax: **\$14,350** Tax Year: **2024**
 Book: **74730** Page: **597**
 Cert:
 Zoning Code: **G**
 Map: **101** Block: **52** Lot: **2880**

Firm Remarks

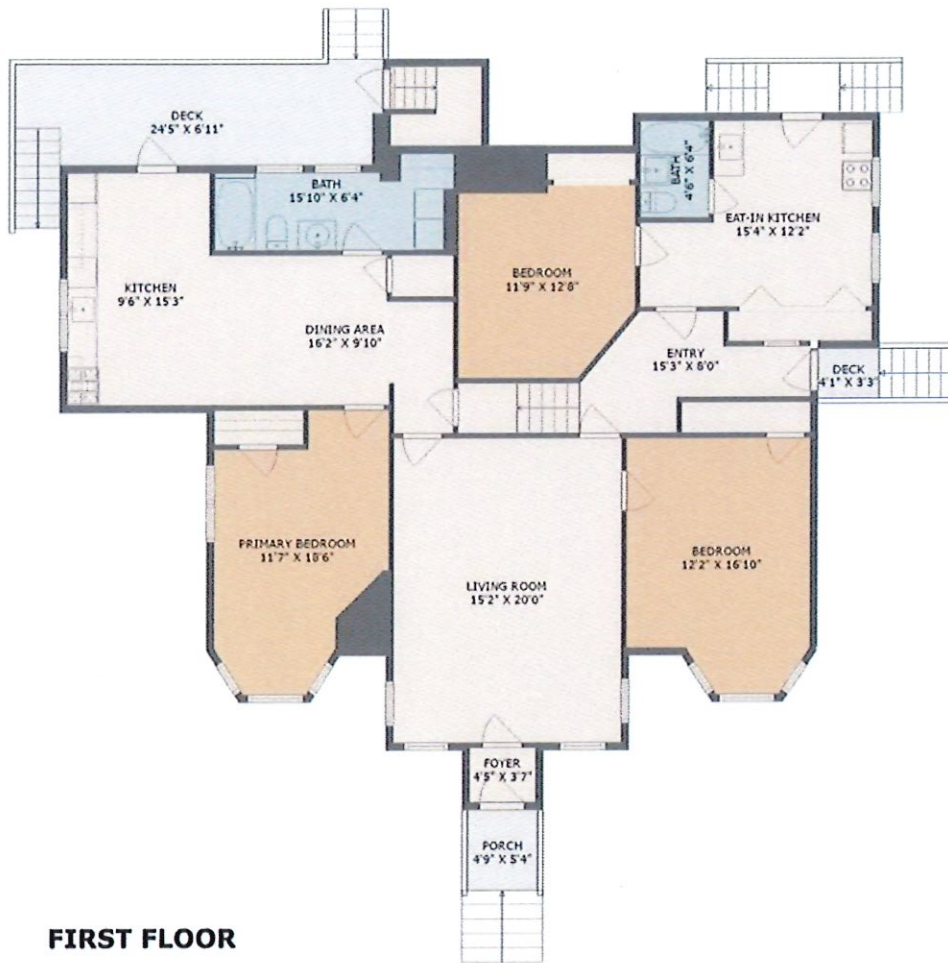
Lead Paint Disclosure / Floor Plan / Income - Expense attached to the MLS

Market Information

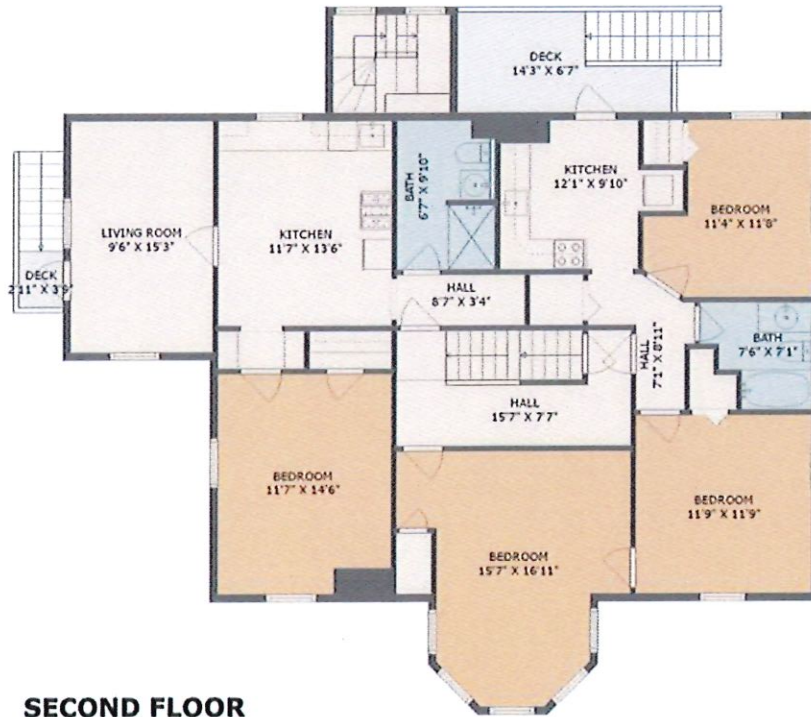
Listing Date: **3/14/2025** Listing Market Time: MLS# has been on for **4** day(s)
 Days on Market: Property has been on the market for a total of **4** day(s) Office Market Time: Office has listed this property for **4** day(s)
 Expiration Date: **9/14/2025** Cash Paid for Upgrades:
 Original Price: **\$1,500,000** Seller Concessions at Closing:
 Off Market Date:
 Sale Date:

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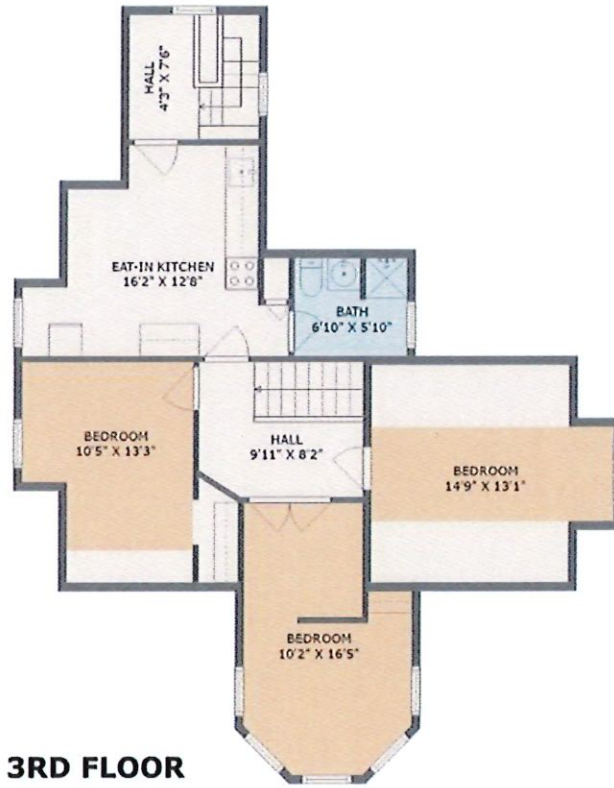


FIRST FLOOR



SECOND FLOOR

All measurements and dimensions must be considered approximate.



3RD FLOOR

All measurements and dimensions must be considered approximate.

ABC Prime LLC
Profit and Loss by Class
 January - December 2024

	597 Union	TOTAL
Income		
4000 Rental Income	111,394.00	111,394.00
Total Income	\$ 111,394.00	\$ 111,394.00
Gross Profit	\$ 111,394.00	\$ 111,394.00
Expenses		
6100 Property Taxes	13,086.00	13,086.00
6200 Repairs & Maintenance	11,418.84	11,418.84
6201 Trash Removal	2,992.97	2,992.97
6202 Snow Removal	587.00	587.00
6203 Cleaning	1,200.00	1,200.00
6205 Landscaping	1,224.45	1,224.45
Total 6200 Repairs & Maintenance	\$ 17,423.26	\$ 17,423.26
6400 Utilities		0.00
6410 Electric	915.41	915.41
6430 Water & Sewer	9,701.00	9,701.00
Total 6400 Utilities	\$ 10,616.41	\$ 10,616.41
6800 Insurance	1,808.08	1,808.08
Total Expenses	\$ 29,847.75	\$ 29,847.75
Net Operating Income	\$ 81,546.25	\$ 81,546.25
Net Income	\$ 81,546.25	\$ 81,546.25

Tuesday, Mar 11, 2025 09:59:34 AM GMT-7 - Cash Basis