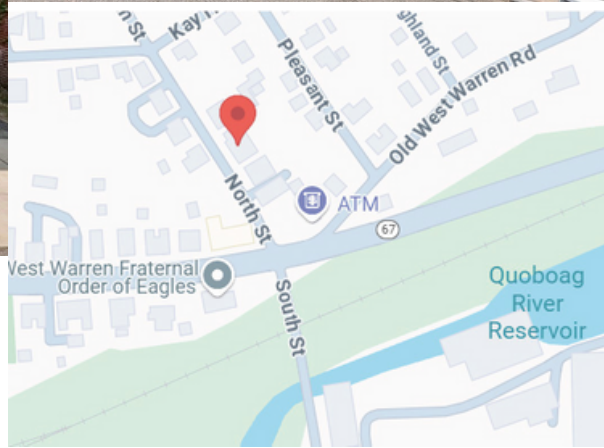


6 Unit Multi-Family Opportunity

24 North St, Warren MA

Group Showing
Wednesday, Mar 3
@2pm



INVESTORS!! AMAZING PURCHASING OPPORTUNITY TO ADD TO YOUR REAL ESTATE PORTFOLIO!!! Imagine being the owner of these 2 multi building side by side. Conveniently located to Boston, Worcester, Springfield and the MA Pike!! 24 North offers parking in the back with covered porches in the back for most of the units and 2 units have covered porches in the front. The Apartments are in good condition and well maintained. Other features include 7 electric meters, panel for fire alarm system and all units have their own electric boxes and water heaters located mostly in the units with some in basement.



Total Income	\$	20,400	
Vacancy (8%)	\$	1,632	
Property Management	\$	2,040	
Property Tax	\$	3,400	
Insurance	\$	7,103	
Water/Sewer	\$	3,300	
Trash Disposal	\$	2,400	Shared with 18 North Street
Electricity	\$	700	House meter + during vacancy
Maintenance (3%)	\$	612	
Total Expense	\$	21,187	
Net Income	\$	(787)	

Offered at **\$579,000**

**BERKSHIRE
HATHAWAY**
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REALTY PROFESSIONALS
COMMERCIAL

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18 & 24 North St, Warren, MA can be purchased as a package deal. Please connect with me today.

24 North Street Warren MA 01092		
Unit	Rent	Notes
1A		Vacant
1B		Vacant
2A	\$ 850	
2B	\$ 850	
3A		Vacant
3B		Vacant
Total	\$ 1,700	



Paul Zingarelli
Commercial Specialist
 413.246.9982
 paul@zingarealty.com
 PaulZingarelli.com

Berkshire Hathaway HomeServices Realty Professionals
 443 Shaker Road Unit D East Longmeadow, MA 01028
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