


**MLS # 70764974 - Active
Multi Family - 4 Family**
**300 Copeland St.
Quincy, MA 02169-4030
Norfolk County**
List Price: **\$399,900**
 Total Units: **4**
 Total Rent: **\$9,999**
 Total Bedrooms: **8**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Furance Brook Parkway to Copeland**

 Total Floors: **3**
 Total Rooms: **21**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks
Great Investment! Good location - on bus line and near highway. Very large 4 family. All units are spacious. Assessed at \$506,000. Needs some work. 2 units are townhouse style. Parking available. Rents are currently below market. Potential for rental on a 1st level.
Property Information

 Approx. Living Area: **3341 sq. ft.**
 Living Area Includes:
 Living Area Source: **Public Record**
 Living Area Disclosures:

 Approx. Acres: **0.09 (3859 sq. ft.)**
 Heat/Cool Zones: /
 Heat/Cool Units: /

 Garage Spaces: **0**
 Parking Spaces: **1** Off-Street
 Approx. Street Frontage:

Annual Expenses

 Heating: \$ Repair & Maintenance: \$
 Gas: \$ Trash Removal: \$
 Electricity: \$ Sewer: \$
 Water: \$ Insurance: **\$1200**

 Management: \$
 Miscellaneous: \$
 Ann. Prop. Oper. Data: **No**
 Annual Expense Source: --

 Gross Income: **\$0**
 Gross Expenses: **\$1200**
 Net Income: **\$1200**
Unit Descriptions
Unit #1

 Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
Unit #2

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **0** Lease: **No**
Unit #3

 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **0** Lease: **No**
Unit #4

 Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
Features

 Area Amenities: **Public Transportation**
 Basement: **Yes Full, Crawl**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, Individually Metered**
 Exterior: **Vinyl**
 Exterior Features: **Gutters**
 Flooring: **Wall to Wall Carpet**
 Foundation Size: **32 x 38**
 Foundation Description: **Granite**
 Lot Description: **Paved Drive**
 Road Type: **Public, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Contract for Deed**
 Waterfront: **No**
Other Property Info

 Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
Tax Information

 Pin #: **M:4049 B:21 L:D**
 Assessed: **\$502,700**
 Tax: **\$5444** Tax Year: **2008**
 Book: **9080** Page: **230**
 Cert:
 Zoning Code: **BUSB**
 Map: Block: Lot:



MLS # 70818371 - Active
Multi Family - 4 Family
32 Beacon St
Quincy, MA : Quincy Point 02169-7118
Norfolk County
 Color: **white**
 Total Units: **4**
 Total Rent: **\$4,000**
 Total Bedrooms: **4**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Washington to Beacon**

List Price: **\$409,900**

Total Floors: **2**
 Total Rooms: **16**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

Nice four family in convenient location! Roof only 6 months old, vinyl sided, replacement windows throughout, seperate heat/hot water each unit. Nice hardwoods throughout, newer kitchen floors. City has this as one bedroom each unit but there is another room in each unit that may be able to be used as a bedroom. Two off-street parking spots. NOTE: Short Sale. All terms subject to third party approval.

Property Information

Approx. Living Area: 2208 sq. ft.	Approx. Acres: 0.08 (3580 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 2 Off-Street, Other (See Remarks)
Living Area Source: Public Record	Heat/Cool Units: 4/	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$48000
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$48000
Water: \$	Insurance: \$	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Individual, Unit Control**

Unit #2

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Individual, Unit Control**

Unit #3

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Individual, Unit Control**

Unit #4

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Individual, Unit Control**

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**
 Basement: **Yes Full, Bulkhead, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **100 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Flooring: **Wood, Vinyl**
 Foundation Size: **0**
 Foundation Description: **Fieldstone**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Contract for Deed, Lender Owned**
 Utility Connections: **for Electric Range, for Electric Oven**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures: **subject to third party approval**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1920** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #: **M:2058 B:27 L:C**
 Assessed: **\$437,700**
 Tax: **\$4740** Tax Year: **2008**
 Book: **23890** Page: **296**
 Cert: **113718**
 Zoning Code: **RESB**
 Map: Block: Lot:


**MLS # 70834331 - Extended
Multi Family - 5-9 Family**
77-79 Cleverly Ct

 List Price: **\$499,400**
Quincy, MA : Quincy Point 02169-7305
Norfolk County

 Total Units: **12**

 Total Floors: **2**

 Total Rent: **\$7,000**

 Total Rooms: **15**

 Total Bedrooms: **12**

 Total Full/Half Baths: **3/0**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Washington St. to Cleverly Court**
Remarks

Licensed 12 room Rooming House. Great investment with good cash flow. House features 3 full baths , 2 full kitchens. Manager currently lives in first floor. Paloma Pak gas hot water heating system, roof estimated 4 years old , vinyl siding , and replacement windows. Estimated income and expenses available upon request. Property also being offered through MLS as Business Property.

Property Information

 Approx. Living Area: **3929 sq. ft.**

 Approx. Acres: **0.1 (4163 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

 Parking Spaces: **5** Off-Street

 Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 10/08

Heating: \$	Repair & Maintenance: \$1000	Management: \$	Gross Income: \$76440
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$41000
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$76440
Water: \$2300	Insurance: \$3500	Annual Expense Source: Estimated, Owner Provided	

Unit Descriptions
Features

Area Amenities: **Public Transportation**
 Basement: **Yes**
 Beach: **Yes Ocean**
 Beach Ownership: **Public**
 Beach - Miles to: Yes **1 to 2 Mile**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Exterior: **Vinyl**
 Foundation Size: **9999**
 Foundation Description: **Granite**
 Lot Description: **Wooded, Paved Drive**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Sale subject to Licensing board approval**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1920** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #: **M:2068 B:33 L:B**
 Assessed: **\$529,500**
 Tax: **\$5734** Tax Year: **2008**
 Book: **5399** Page: **326**
 Cert:
 Zoning Code: **BUSB**
 Map: Block: Lot:



**MLS # 70872644 - Active
Multi Family - 4 Family**

15-17 Cherry St

List Price: **\$550,000**

Quincy, MA 02169-5806

Norfolk County

Total Units: **4**

Total Floors: **3**

Total Rent: **\$4,275**

Total Rooms: **14**

Total Bedrooms: **8**

Total Full/Half Baths: **4/1**

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Rt 3A/ Rt 53 Intersection to Baxter Ave to Curtis Ave to Cherry St**

Remarks

RARE OPPORTUNITY! 4Fam with great rental income and a 2Fam next door. Package deal = BEST PRICE. See MLS: 70872645 for 2Fam. Same owner.. will sell together or seperate. GREAT PARKING - 2 car parking garage and large parking lot providing 8 car parking. Newer vinyl replacement windows and newer roof (5 yrs old). Owners unit (3bd unit) to be delivered vacant. ONLY SHOWINGS: open house Feb 12 from 5PM - 6PM. Bring your offer sheets!

Property Information

Approx. Living Area: **3294 sq. ft.**

Approx. Acres: **0.21 (9074 sq. ft.)**

Garage Spaces: **2**

Living Area Includes:

Heat/Cool Zones: **4/**

Parking Spaces: **8 --**

Living Area Source: **Public Record**

Heat/Cool Units: **1/**

Approx. Street Frontage:

Living Area Disclosures:

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: **5** Bedrooms: **3** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1500** Lease: **No**
Appliances: **Range, Microwave, Refrigerator**
Heating: **Forced Air, Oil**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1200** Lease: **Yes**
Appliances: **Range, Microwave, Refrigerator**
Heating: **Forced Air, Oil**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **850** Lease: **Yes**
Appliances: **Range, Microwave, Refrigerator**
Heating: **Forced Air, Oil**

Unit #4

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **725** Lease: **Yes**
Appliances: **Range, Microwave, Refrigerator**
Heating: **Forced Air, Oil**

Features

Basement: **Yes Full**
Beach: **No**
Electric: **Circuit Breakers**
Exterior: **Vinyl**
Foundation Size: **1**
Foundation Description: **Other (See Remarks)**
Lot Description: **Other (See Remarks)**
Sewer and Water: **City/Town Water, City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures: **OPEN HOUSE ONLY FEB 12 from 5PM - 6PM**
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built: **1923** Source: **Public Record**
Year Built Description: **Actual**
Year Round:

Tax Information

Pin #: **M:2006 B:14 L:14**
Assessed: **\$554,200**
Tax: **\$6002** Tax Year: **2008**
Book: **14929** Page: **530**
Cert:
Zoning Code: **RESB**
Map: Block: Lot:



MLS # 70854655 - Active
Multi Family - 4 Family
36/38 Shaw Street
Quincy, MA 02169-1846
Norfolk County

List Price: **\$569,900**

Total Units: **4**
 Total Rent: **\$4,850**
 Total Bedrooms: **8**
 Total Fireplaces: **0**
 Middle School:
 Directions: **off Washington St.**

Total Floors: **2**
 Total Rooms: **16**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

Deleaded 4 family,Hardwood floors,heat 4 years old, off street parking.Close to transportation and shopping.

Property Information

Approx. Living Area: **2688 sq. ft.**
 Living Area Includes:
 Living Area Source: **Public Record**
 Living Area Disclosures:

Approx. Acres: **0.11 (5027 sq. ft.)**
 Heat/Cool Zones: **4/0**
 Heat/Cool Units: **4/0**

Garage Spaces: **0**
 Parking Spaces: **4** Off-Street
 Approx. Street Frontage:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$58200
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$58200
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: **1300** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Heating: **Gas**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1300** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Heating: **Gas**

Unit #3

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1125** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Heating: **Gas**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: Lease: **No**
 Rooms: **Living Room, Kitchen**
 Heating: **Gas**

Features

Area Amenities: **Public Transportation**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps**
 Exterior: **Stucco**
 Flooring: **Wood**
 Foundation Size: **999**
 Foundation Description: **Granite**
 Lot Description: **Corner, Paved Drive**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Certified Treated**
 UFFI: Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$556,000**
 Tax: **\$5513.55** Tax Year: **2008**
 Book: **23365** Page: **389**
 Cert:
 Zoning Code: **resb**
 Map: Block: Lot:



MLS # 70700448 - Active
Multi Family - 5-9 Family

60 Bates Ave List Price: **\$629,500**
Quincy, MA 02169-1123
Norfolk County
 Total Units: **6** Total Floors: **2**
 Total Rent: **\$0** Total Rooms: **22**
 Total Bedrooms: **11** Total Full/Half Baths: **6/0**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Copeland to California to Bates or Bryant Ave to Bates**

Remarks

Great investor opportunity in West Quincy. 6 Units. Mirror image: 5-2 Bedrooms, 1-1 Bedroom. Each with full bath. hardwood floors. Vinyl sided. Separate electric meters for all units (common area electric is metered to 1 BR unit; owner pays this). Heat and hot water included in rents. Plenty of off street parking. Common laundry area in lower level. Gross income \$78,800;Expenses approx \$25,000 (per owner). Great access to transportation and highway.

Property Information

Approx. Living Area: 4200 sq. ft.	Approx. Acres: 0.16 (6922 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 8 Off-Street
Living Area Source: Public Record	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses for Fiscal Year Ending 2007

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$78000
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$25000
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$53000
Water: \$	Insurance: \$	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1150** Lease: **Yes**
 Rooms: **Living Room, Dining Room**
 Appliances: **Range, Refrigerator**
 Cooling: **None**
 Rent Includes: **Heat, Hot Water**

Unit #2
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1150** Lease: **Yes**
 Rooms: **Living Room, Dining Room**
 Appliances: **Range, Refrigerator**
 Cooling: **None**
 Rent Includes: **Heat, Hot Water**

Unit #3
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1150** Lease: **Yes**
 Rooms: **Living Room, Dining Room**
 Appliances: **Range, Refrigerator**
 Cooling: **None**
 Rent Includes: **Heat, Hot Water**

Unit #4
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1150** Lease: **Yes**
 Rooms: **Living Room, Dining Room**
 Appliances: **Range, Refrigerator**
 Cooling: **None**
 Rent Includes: **Heat, Hot Water**

Features

Basement: **Yes Full, Interior Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **60 Amps/Less**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**
 Foundation Size: **30x40**
 Foundation Description: **Concrete Block**
 Hot Water: **Electric**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Oven**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1955** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #: **M:4084 B:8 L:B**
 Assessed: **\$775,000**
 Tax: **\$8393** Tax Year: **2008**
 Book: **8619** Page: **328**
 Cert: **016310**
 Zoning Code: **BUSB**
 Map: Block: Lot:


**MLS # 70748105 - Active
Multi Family - 5-9 Family**
41 Butler Rd

 List Price: **\$699,000**
Quincy, MA 02169-2213
Norfolk County

 Color: **beige**

 Total Units: **5**

 Total Floors: **3**

 Total Rent: **\$0**

 Total Rooms: **22**

 Total Bedrooms: **6**

 Total Full/Half Baths: **5/0**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Hancock Street to Butler Road**
Remarks
Great Investment Opportunity! Five Family in desirable Merrymount area overlooking Butler's Pond. Three blocks to Quincy Center T Station. Seperate systems and off street parking.
Property Information

 Approx. Living Area: **3900 sq. ft.**

 Approx. Acres: **0.32 (14000 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

 Parking Spaces: **5 --**

 Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

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: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **Yes**
Unit #2

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **Yes**
Unit #3

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **Yes**
Unit #4

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **Yes**
Features

 Area Amenities: **Public Transportation, Shopping**

 Basement: **Yes Full**

 Beach: **No Ocean**

 Beach - Miles to: **No 1/2 to 1 Mile**

 Construction: **Frame**

 Exterior: **Shingles, Wood**

 Exterior Features: **Porch**

 Foundation Size: **0000**

 Foundation Description: **Fieldstone**

 Lot Description: **Paved Drive**

 Roof Material: **Wood Shingles**

 Sewer and Water: **City/Town Water**

 Waterfront: **No**
Other Property Info

 Adult Community: **No**

 Disclosure Declaration: **No**

Disclosures:

Exclusions:

 Lead Paint: **Unknown**

UFFI: Warranty Available:

 Year Built: **1930** Source: **Public Record**

 Year Built Description: **Actual**

Year Round:

Tax Information

 Pin #: **M:1123 B:7 L:30**

 Assessed: **\$732,300**

 Tax: **\$7931** Tax Year: **2008**

 Book: **15153** Page: **357**

Cert:

 Zoning Code: **RESB**

Map: Block: Lot:



MLS # 70835797 - Active
Commercial/Industrial - Commercial

22 Brook Street - Unit 22

List Price: **\$274,900**

Quincy, MA 02170

Norfolk County

Directions: **Off Of Newport Ave.**

Remarks

Great opportunity to own your own business in a high traffic area of Quincy, walking distance to public transportation. New 5 ton central a/c unit (06), roof (5-6 yrs.), plumbing(4yrs.),water heater(5yrs.),Furnace(06), New store front. Don't miss out on a great opportunity.

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Sale
Office:	0	0	Bldg: \$0	Lease Type: --
Retail:	1	1260	Total: \$88,400	Lease Price Includes: --
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: No
Total:	1	1260	# Units: 1	

Drive in Doors:	Expandable: No	Gross Annual Inc:
Loading Docks: 0	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 1	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad Siding:	Assc: No Assoc Fee: \$

Lot Size: 0	Frontage:	Traffic Count:
Acres: 0	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 0	Easements:

Features

Construction : **Brick**
 Location: **Downtown, Shopping Mall, Highway Access, Public Transportation**
 Parking Features: **Street**
 Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Year Built: **0**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$88,400**
 Tax: **\$1964.25** Tax Year: **2008**
 Book: **8664** Page: **515**
 Cert:
 Zoning Code: **BUSC**
 Zone Desc: **Legal Conforming**
 Map: **5115** Block: **17** Lot: **U#22**



**MLS # 70865597 - Active
Commercial/Industrial - Industrial**

**299 Water St
Quincy, MA 02169-6529
Norfolk County**

List Price: **\$329,000**

Directions: **Quincy ave or Copeland St. to Water.**

Remarks

Brick free-standing building with a great location, visibility and yard space with off-street parking. Ideal spot for small contractor or service business with easy access to all major highways. Call for details!

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$158,900	Space Available For: For Sale/Lease
Office:	1	800	Bldg: \$73,300	Lease Type: --
Retail:	0	0	Total: \$232,200	Lease Price Includes: --
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File:
Total:	1	800	# Units: 1	

Drive in Doors:	Expandable: Yes	Gross Annual Inc:
Loading Docks:	Dividable: No	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms:	Sprinklers: No	Special Financing: No
Hndcp Accessibl:	Railroad Siding:	Assc: Assoc Fee: \$

Lot Size: 4758	Frontage:	Traffic Count:
Acres: 0.11	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 5	Easements:

Features

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Year Built: **1955**
 Year Built Source: **Public Record**

Tax Information

Pin #: **M:3055 B:45 L:23**
 Assessed: **\$232,200**
 Tax: **\$5159** Tax Year: **2008**
 Book: **728** Page: **162**
 Cert:
 Zoning Code: **RESB**
 Zone Desc: **Other (See Remarks)**
 Map: Block: Lot:


**MLS # 70868497 - Active
Commercial/Industrial - Industrial**
**118 Old Colony Ave
Quincy, MA 02170-3831
Norfolk County**
List Price: **\$349,000**Directions: **Beale St. to Old Colony Ave.****Remarks**

Outstanding opportunity for an owner/user solid brick building. Ideal for contractor, tradesman, storage/distributor or many other businesses. Great location close to all major highways and less than 10 miles to Boston. Hide to find Industrial-B zoning Outstanding Value!!

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$215,000	Space Available For: For Sale
Office:	1	812	Bldg: \$124,100	Lease Type: --
Retail:	0	0	Total: \$339,100	Lease Price Includes: Building, Land
Warehouse:	1	4126		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: Yes
Total:	2	4938	# Units: 2	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing: No
Hndcp Accessibl:	Railroad Siding:	Assc: No Assoc Fee: \$

Lot Size: 5680	Frontage:	Traffic Count:
Acres: 0.13	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 2	Easements:

Features**Other Property Info**

Disclosure Declaration: **No**
 Disclosures: **Common Driveway.**
 Exclusions:
 Year Built: **1942**
 Year Built Source: **Public Record**

Tax Information

Pin #: **M:5084 B:11 L:46**
 Assessed: **\$339,100**
 Tax: **\$7535** Tax Year: **2008**
 Book: **12287** Page: **68**
 Cert: **021982**
 Zoning Code: **INDB**
 Zone Desc: **Legal Non-Conforming**
 Map: Block: Lot:



**MLS # 70858118 - Extended
Commercial/Industrial - Commercial**

78 Sagamore Street

List Price: **\$349,900**

Quincy, MA : North Quincy 02171

Norfolk County

Directions: **Hancock St to Sagamore St**

Remarks

Commercial building situated in North Quincy location! Price to sell. The property offers multiple permitted uses within zoning ordinances. It features two offices, three sizeable warehouses, three baths, newer furnace, and much more. One of the office spaces is currently rented. It is close to everything and within a short walking distance to North Quincy T station. Must see to appreciate!

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$148,100	Space Available For: For Sale
Office:	2	2336	Bldg: \$171,400	Lease Type: --
Retail:	0	0	Total: \$319,500	Lease Price Includes: Building
Warehouse:	3	825		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: No
Total:	3	3161	# Units: 3	

Drive in Doors:	Expandable: No	Gross Annual Inc:
Loading Docks:	Dividable: No	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 3	Sprinklers:	Special Financing: No
Hndcp Accessibl:	Railroad Siding:	Assc: No Assoc Fee: \$

Lot Size: 3895	Frontage: 43	Traffic Count:
Acres: 0.08	Depth:	Lien & Encumb: No
Survey:	Subdivide: No	Undrgrnd Tank: Unknown
Plat Plan:	Parking Spaces: 2	Easements: Unknown

Features

Construction : **Brick, Stone/Concrete**
 Location: **Downtown, Park, Historic, Industrial Park, Office Park, Highway Access, Public Transportation**
 Parking Features: **Open, Street**
 Roof Material: **Membrane**
 Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Year Built: **1930**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$319,500**
 Tax: **\$7170** Tax Year: **08**
 Book: **226666** Page: **407**
 Cert:
 Zoning Code: **BUSB**
 Zone Desc: **Legal Non-Conforming**
 Map: Block: Lot:



**MLS # 70812219 - Active
Commercial/Industrial - Commercial**

294-296 Water Street List Price: **\$449,000**
Quincy, MA 02169
Norfolk County
 Directions: **Off Brook Road.**

Remarks

Completely renovated. 1 store front retail unit and 2 residential units (one bedroom each). Absolutely in excellent condition. New heating systems, central air, hardwood floors, windows, granite countertops and new decks. Ample parkings. Near shopping, supermarkets, restaurants, schools and expressway. Good investment opportunity. Show and sell.

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	2	999	Land: \$164,100	Space Available For: For Sale
Office:	1	999	Bldg: \$170,000	Lease Type: --
Retail:	1	999	Total: \$334,100	Lease Price Includes: --
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File:
Total:	3	999	# Units: 3	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad Siding:	Assoc: Assoc Fee: \$

Lot Size: 5445	Frontage:	Traffic Count:
Acres: 0.12	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 8	Easements:

Features

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Year Built: **1940**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$334,100**
 Tax: **\$3618.3** Tax Year: **2008**
 Book: **22269** Page: **420**
 Cert:
 Zoning Code: **BUSB**
 Zone Desc: **Other (See Remarks)**
 Map: Block: Lot:



MLS # 70745251 - Active
Commercial/Industrial - Commercial

259-261 WATER STREET
Quincy, MA : West Quincy 02169
Norfolk County
 Directions: **WATER STREET**

List Price: **\$529,000**

Remarks

GREAT OPPORTUNITY FOR INVESTOR, RETAIL SPACE WAS PREVIOUSLY CONVENIENCE STORE WITH BUSY LOTTERY BUSINESS, COULD BE USED AS OFFICE ETC. APARTMENTS RECENTLY RENNOVATED TWO 6 ROOM 3 BEDROOMS AND ONE 3 ROOM 1BEDROOM, TENANTS PAY ALL UTILITIES, UPDATED HEATING AND ELECTRICAL THRU-OUT. HIGH TRAFFIC COUNT, HIGH VISIBILITY. SOME OWNER FINANCING AVAILABLE TO QUALIFIED BUYER. LEASE PURCHASE OPTION POSSIBILITY.

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	3	3800	Land: \$166,500	Space Available For: For Sale
Office:	0	0	Bldg: \$250,800	Lease Type: --
Retail:	1	586	Total: \$417,300	Lease Price Includes: --
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 3	21E on File: No
Total:	4	4386	# Units: 4	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad Siding:	Assc: Assoc Fee: \$

Lot Size: 3118	Frontage:	Traffic Count:
Acres: 0.07	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 5	Easements:

Features

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Year Built: **1900**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$417,300**
 Tax: **\$4356.61** Tax Year: **2007**
 Book: **24415** Page: **234**
 Cert:
 Zoning Code: **BUSB**
 Zone Desc: **Other (See Remarks)**
 Map: Block: Lot:


MLS # 70681046 - Active
Commercial/Industrial - Commercial
23-25 Copeland St
Quincy, MA 02169-6420
Norfolk County
List Price: **\$600,000**Directions: **Off of Granite Street****Remarks**

Don't miss out this great opportunity to own a Mixed use building. Includes chinese restaurant business about 3 years old, Real Estate, and 6 rooms, 3 bedrooms apartment on 2nd floor. Excellent condition, please call listing agent for more information

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	1	1500	Land: \$154,000	Space Available For: For Sale
Office:	0	0	Bldg: \$245,800	Lease Type: --
Retail:	1	2000	Total: \$399,800	Lease Price Includes: --
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File: No
Total:	2	3500	# Units: 2	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms:	Sprinklers: Yes	Special Financing: No
Hndcp Accessibl: Yes	Railroad Siding:	Assc: No Assoc Fee: \$

Lot Size: 4456	Frontage:	Traffic Count:
Acres: 0.1	Depth:	Lien & Encumb: No
Survey: No	Subdivide: No	Undrgrnd Tank: No
Plat Plan: No	Parking Spaces: 2	Easements: Unknown

Features
Construction : Brick, Stucco
Parking Features: 1+ Space, Garage
Utilities: Public Water, Public Sewer
Other Property Info
Disclosure Declaration: Yes
Disclosures: Sales includes real estate and restaurant business, listing agent relates to seller
Exclusions: Tenant's belonging (residential unit on 2nd floor)
Year Built: 1930
Year Built Source: Public Record
Tax Information
Pin #: M:4001 B:31 L:3
Assessed: \$399,800
Tax: \$4173.91 Tax Year: 2007
Book: 12712 Page: 556
Cert: 111837
Zoning Code: BUSB
Zone Desc: Other (See Remarks)
Map: Block: Lot: