



10 Campo Seco Street

LAWRENCE, MA



PERFECT OPPORTUNITY FOR OWNER OCCUPIER OR AN INVESTOR | Very spacious (3943 sqft) 2 Family Sited on a 0.12 Acre Lot near the Methuen line | Nice Curb Appeal | Paved Driveway suitable for 4 vehicles | Unit 1 has 3 Bedrooms and 1 Full Bath with a conditioned converted porch that has a closet | Unit 2 has 4 Bedrooms and 1 Full Bath and access to the semi-finished attic space ready for expansion, which includes an additional 1/2 Bath | Each Unit has similar Floor Plan with open concept LR/DR, Separate spacious Kitchen, and wide hallways | Lots of Natural Light | Hardwoods throughout 1st and 2nd floor | Great period trim details and built-ins | Crown Moulding | Separate Heating Systems | Radiator Steam Heat/Gas | Electricity and Gas are both Separately Metered | Great Commuter Location with Easy Access to 495 | MVRTA Green 34 Bus Nearby | Rent for Unit 2 is currently below market value | Showings start immediately



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MLS # 72431074 - New
Multi Family - 2 Family - 2 Units Up/Down

10 Campo Seco St
Lawrence, MA 01841-2010
Essex County

List Price: **\$485,100**

Color:

Total Floors: **3**

Total Units: **2**

Total Rent: **\$2,500**

Grade School:

Middle School:

High School:

Directions: **Prospect St to Ferry St to Campo Seco St**

Total Rooms: **18**

Total Bedrooms: **7**

Total Bathrooms: **2f 1h**

Total Fireplaces: **0**

Remarks

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Property Information

Approx. Living Area: **3,943 Sq. Ft.**

Approx. Acres: **0.12 (5,084 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones:

Parking Spaces: **4 Off-Street, Paved Driveway**

Living Area Source: **Public Record**

Heat/Cool Units:

Approx. Street Frontage:

Living Area Disclosures: **Sourced from Public Record; Buyer/Buyer's Agent to verify/perform own due diligence**

Disclosures: **Property to be sold in AS IS WHERE IS Condition. Buyer/Buyer's agent to perform own due diligence in confirming any/all information. TAW Occupancy Agreements in place for each Unit. Assesor shows as 3-family, Building Dept shows as 2-family; at current time, Building commissioner confirms as 2-Fam**

Annual Expenses

Heating: Repair & Maintenance:

Management:

Gross Income: **\$30,000**

Gas: Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity: Sewer:

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

Net Income: **\$30,000**

Water: Insurance:

Annual Expense Source: **Not Available**

Unit Descriptions

Unit #1

Rooms: **7** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,400** Lease: **Yes**

Rooms: **Living Room, Dining Room, Kitchen**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Interior Features: **Ceiling Fans, Cable TV Available, Crown Molding, Hardwood Floors, High Speed Internet Hookup, Jacuzzi/Whirlpool Soaking Tub, Bathroom With Tub & Shower**

Heating: **Hot Water Radiators, Gas**

Unit #2

Rooms: **11** Bedrooms: **4** Bathrooms: **1f 1h** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1,100** Lease: **Yes**

Rooms: **Living Room, Dining Room, Kitchen, Other (See Remarks)**

Interior Features: **Ceiling Fans, Cable TV Available, Crown Molding, Hardwood Floors, High Speed Internet Hookup, Bathroom With Tub & Shower, Other (See Remarks)**

Heating: **Hot Water Radiators, Gas, Electric, Other (See Remarks)**

Features

Area Amenities: **Public Transportation, Laundromat, Highway Access, Public School**

Basement: **Yes Full, Interior Access, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, Individually Metered**

Exterior: **Vinyl**

Exterior Features: **Gutters, Fenced Yard**

Foundation Size:

Foundation Description: **Fieldstone**

Hot Water: **Tank**

Lot Description: **Paved Drive, Other (See Remarks)**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **Tenants' personal possessions; Unit 2 tenants report that they own the fridge, range, and microwave.**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1900** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **Unknown**

Lender Owned: **Undisclosed**

Tax Information

Pin #:

Assessed: **\$354,300**

Tax: **\$5,074** Tax Year: **2018**

Book: **13671** Page: **262**

Cert:

Zoning Code: **R2**

Map: Block: Lot:



