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**RE/MAX Beacon**

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**View, Analyze and Receive all MA properties for Sale**

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**MLS # 73234987 - New**

**Multi Family - 3 Family**



**21 Symonds St  
Salem, MA 01970-1539  
Essex County**

List Price: **\$950,000**

Color: **Cream/Tan**

Total Floors: **3**

Total Rooms: **14**

Total Units: **3**

Total Bedrooms: **8**

Total Rent: **\$6,600**

Total Bathrooms: **4f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Approx. Acres: **0.07 (2,949 SqFt)**

Approx. Street Frontage:

Directions: **North St, right or left on Symonds. Corner of Chandler St**

 Next Open House: **Saturday, May 11, 2024 11:00 AM - 12:30 PM**

**Event Type:** In-Person

**Remarks**

**Turnkey de-lead investment property with strong rental income and quality long-term TAW tenants. Spacious Victorian era 3-Family located in convenient North Salem, less than a mile from the Salem MBTA Station and Downtown, and just 2 miles from Rt. 128. Ideal unit mix with two large 5 room / 3 bdrm / 1 bath units and one 4 room / 2 bdrm / 1 bath unit. Tenants pay electric and heat. 1st and 3rd floor units renovated 2019, plus new chimneys and brand new coin-op laundry in basement for extra income. New front roof in 2020, and added 3rd parking space and new hot water heater for unit 2 (paid by tenant). Exterior features low maintenance vinyl siding, replacement windows, a sweet little front porch and fenced-in back yard. Off-street parking for 3 cars. First showings at OPEN HOUSES: Fri. May 10, 5:00 – 6:30 pm and Sat. May 11, 11-12:30pm. Don't miss out on this great turnkey investment!**

**Property Information**

Approx. Living Area Total: **3,363 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Public Record**

Approx. Above Grade: **3,074 SqFt**

Approx. Below Grade: **289 SqFt**

Living Area Disclosures: **Partially finished basement is not a 4th unit. See Firm Remarks below.**

Heat/Cool Units: **4 / 0**

Heat/Cool Zones: **4 / 0**

Parking Spaces: **3 Off-Street, Improved Driveway, On Street Without Permit**

Garage Spaces: **0**

Disclosures: **21 Symonds is a 3-family, NOT a 4-family. De-lead with Letters of Compliance for all 3 units. Washing machine & dryer income of \$1450 included in Gross Income.**

**Annual Expenses For Fiscal Year Ending 12/23**

Heating:

Repair & Maintenance:

Management:

Gross Income: **\$80,650**

Gas: **\$861**

Trash Removal: **\$756**

Miscellaneous:

Gross Expenses: **\$14,580**

Electricity: **\$252**

Sewer:

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

Net Income: **\$66,070**

Water: **\$1,465**

Insurance: **\$3,150**

Annual Expense Source:

**Unit Descriptions**

**Unit #1**

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **2,500** Lease: **No**

Rooms: **Living Room, Kitchen**

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

Interior Features: **Wood Flooring, Bathroom With Tub & Shower, Remodeled**

Heating: **Forced Air, Gas**

Cooling: **None**

Rent Includes: **Water, Hot Water**

**Unit #2**

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **2,100** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
Interior Features: **Wood Flooring, Bathroom With Tub & Shower**  
Heating: **Forced Air, Gas, Individual**  
Cooling: **None**  
Rent Includes: **None**

### Unit #3

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **2,000** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Interior Features: **Upgraded Cabinets, Remodeled**  
Heating: **Central Heat, Gas**  
Cooling: **None**  
Rent Includes: **Hot Water**

### Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, House of Worship, Private School, Public School, T-Station, University**  
Basement: **Yes Full, Finished, Walk Out, Interior Access, Concrete Floor, Exterior Access**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 100 Amps, Individually Metered**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Gutters, Garden Area**  
Flooring: **Wood, Vinyl, Varies Per Unit, Pine, Vinyl / VCT**  
Foundation Size: **27x36**  
Foundation Description: **Fieldstone**  
Hot Water: **Natural Gas, Tank**  
Lot Description: **Corner**  
Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Sewage District: **SESD**  
Terms: **Other (See Remarks)**  
Utility Connections: **for Gas Range**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **None**  
UFFI: Warranty Features:  
Year Built: **1890** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #: **M:17 L:0311**  
Assessed: **\$710,000**  
Tax: **\$8,250** Tax Year: **2024**  
Book: **37153** Page: **53**  
Cert: **181115000740**  
Zoning Code: **R2**  
Map: Block: Lot:

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **1**  
Facilitator: **1**  
Compensation Based On: **Net Sale Price**

### Office/Agent Information

Listing Office: **RE/MAX Beacon**  (978) 927-9100  
Listing Agent: **Gary Blattberg**  (978) 882-4469  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Appointment Required, Audio Recording/Surveillance Device on Premises, Email List Agent, Other (See Special Showing Instructions)**  
Showing: Facilitator: **Appointment Required, Email List Agent, Other (See Special Showing Instructions)**  
Special Showing Instructions: **Email Listing Agent only, do not call.**

### Firm Remarks

**Partially finished heated walkout basement (once used as a game room) contains a single room, plus partial eat-in kitchen (no stove) and full bathroom with shower stall. With separate electric and dedicated furnace, has significant potential as a workshop, gym, game/hobby room, or storage. Not a legal 4th unit, but use your imagination to unlock all the value in this flexible space!**

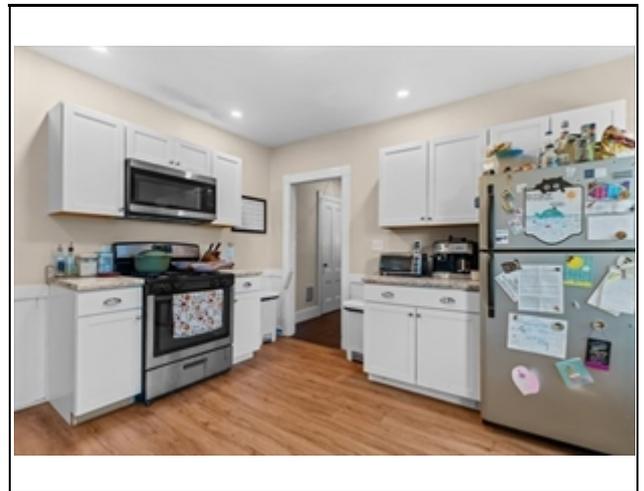
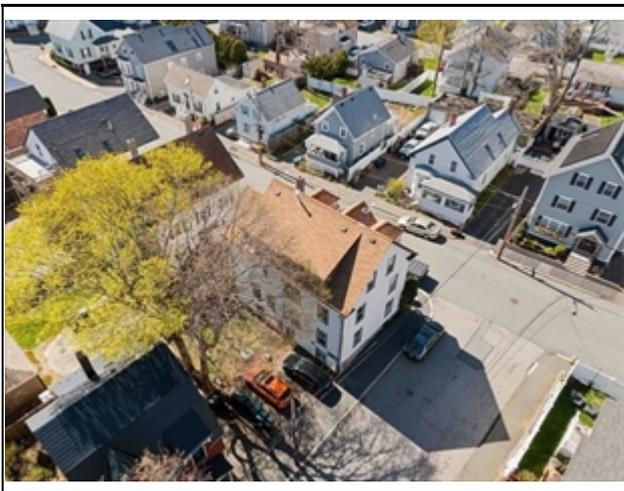
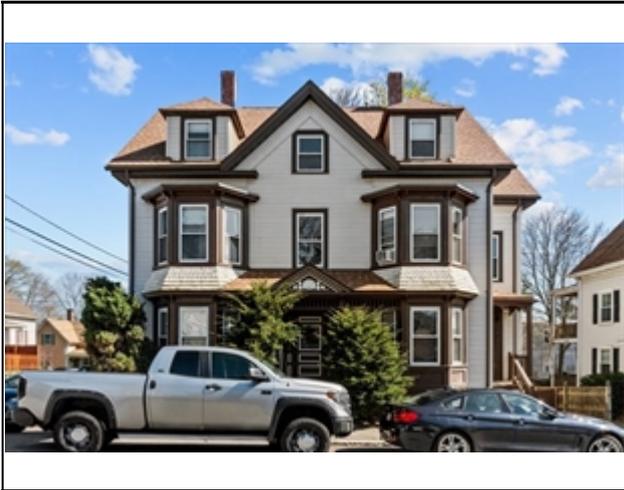
### Market Information

Listing Date: **5/8/2024** Listing Market Time: MLS# has been on for **2** day(s)  
Days on Market: Property has been on the market for a total of **2** day(s) Office Market Time: Office has listed this property for **2** day(s)  
Expiration Date: Cash Paid for Upgrades:  
Original Price: **\$950,000** Seller Concessions at Closing:  
Off Market Date:  
Sale Date:

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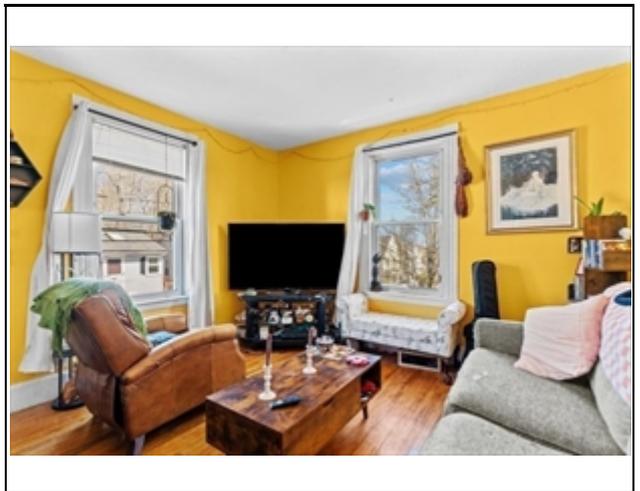
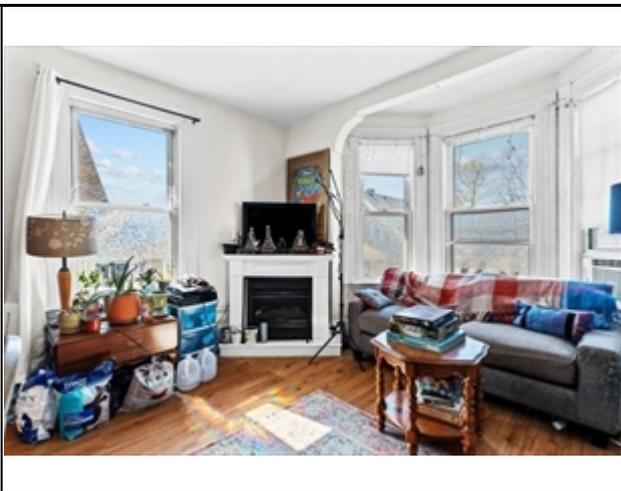
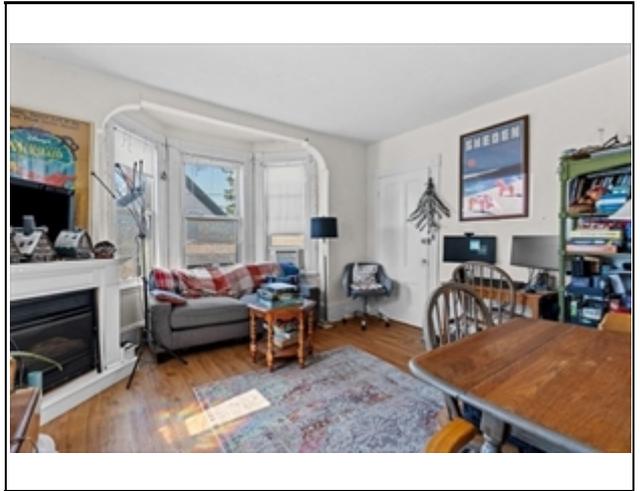
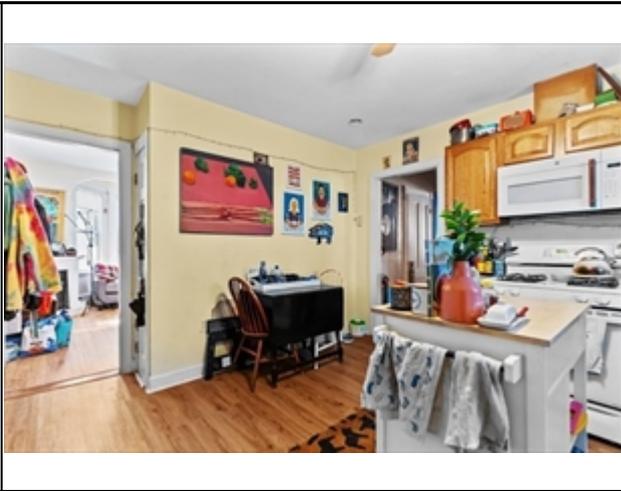
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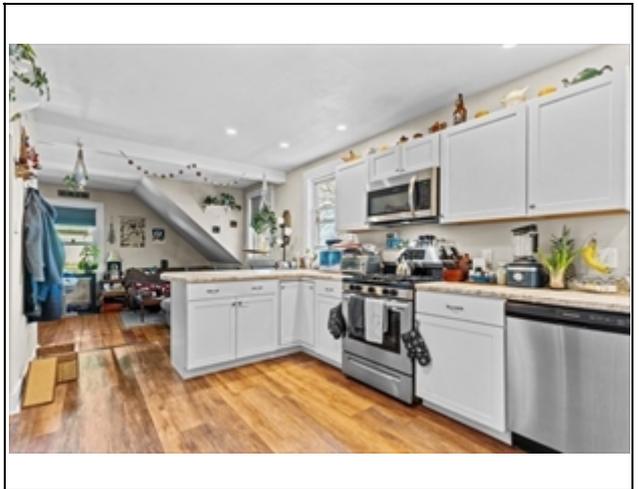
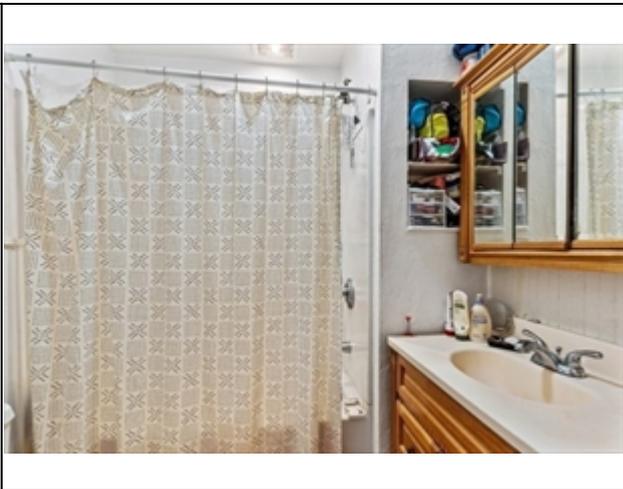
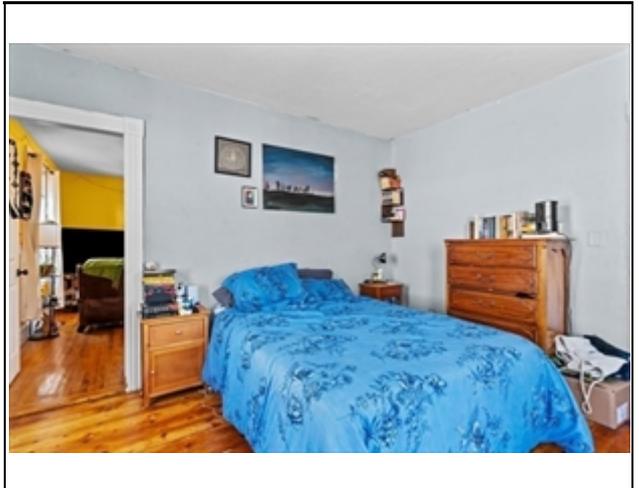
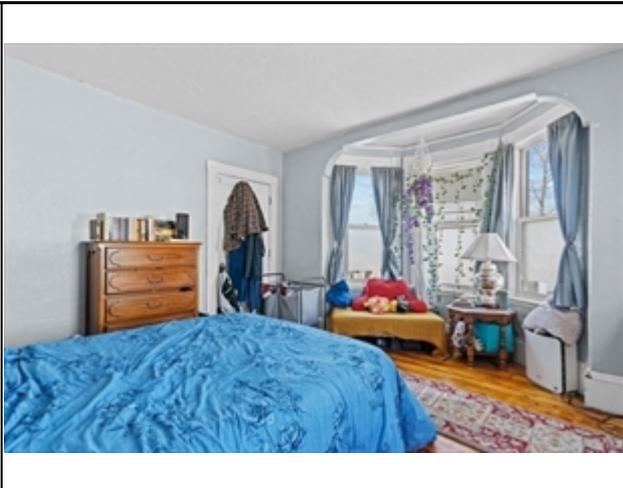
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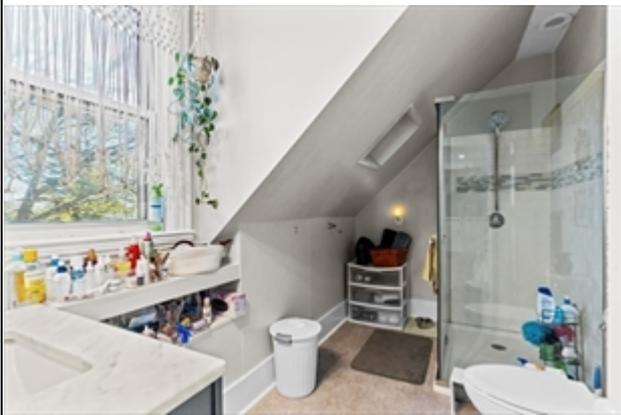


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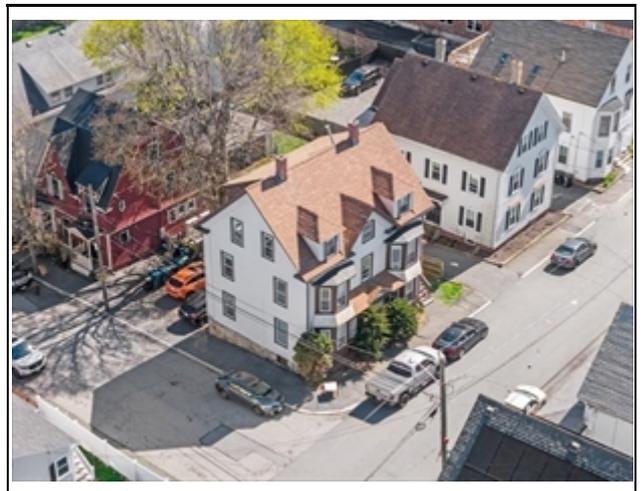
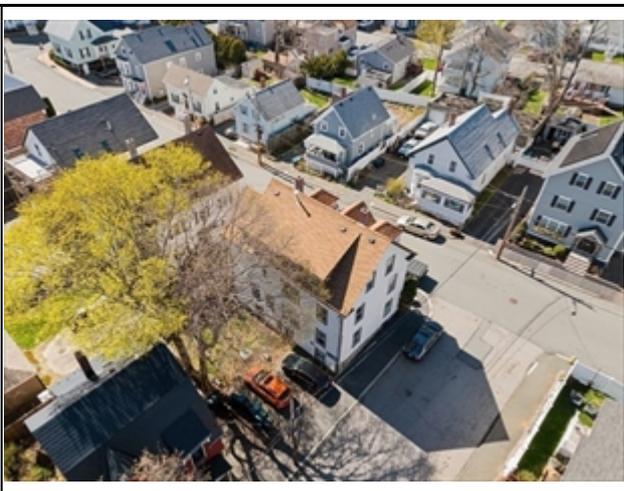
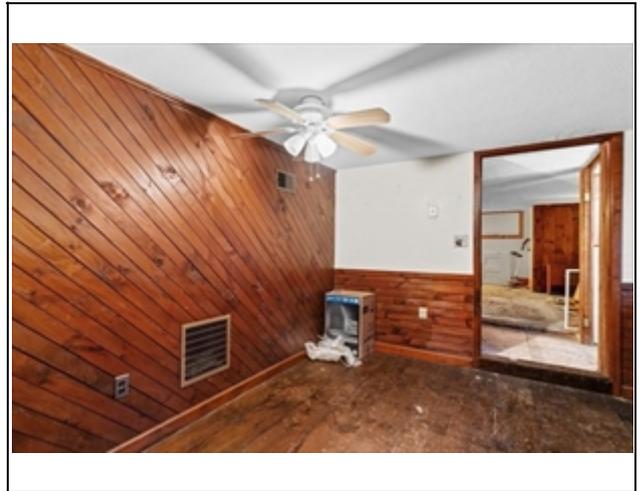
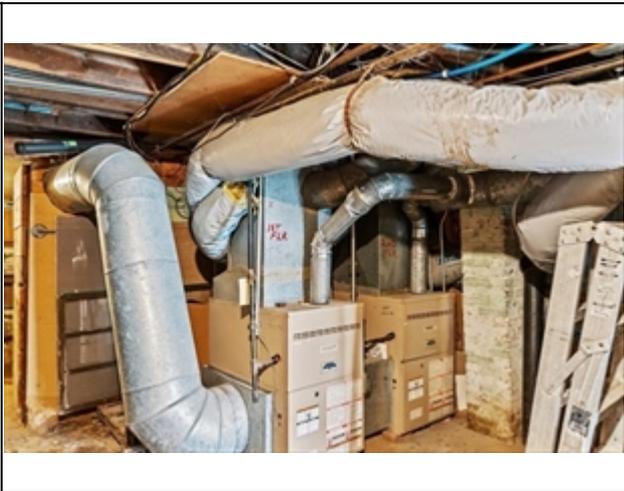
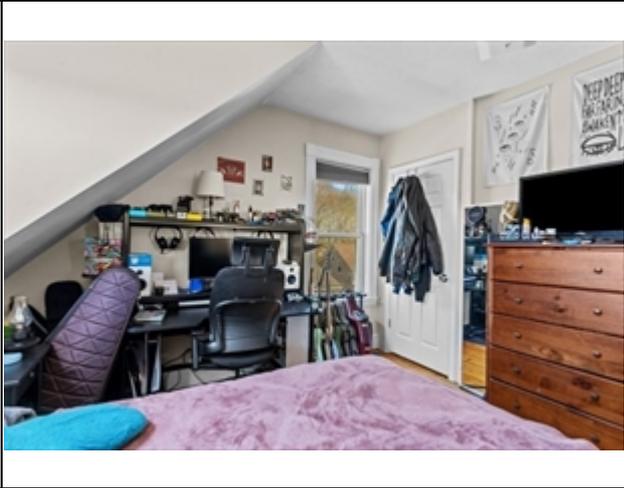






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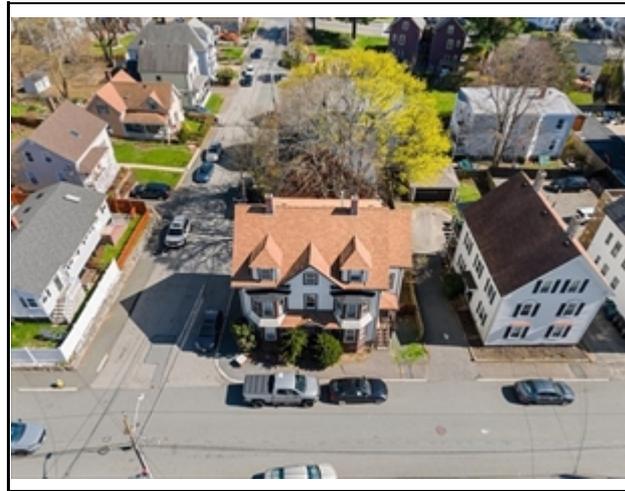
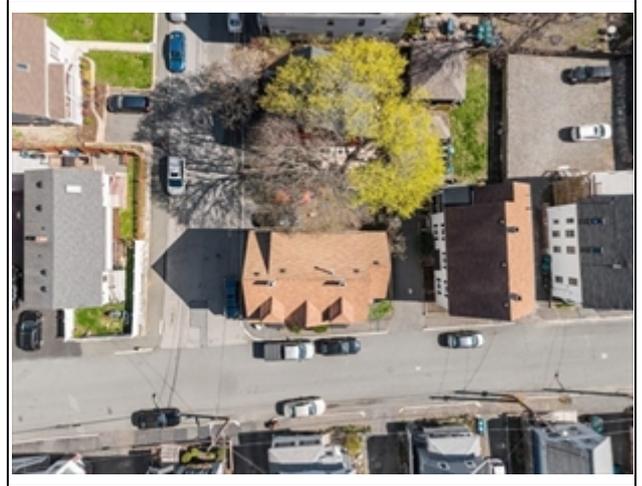
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