

**the GaryBlattbergTeam.com...Transforming Real Estate into Reality**

**RE/MAX Beacon**

**Gary Blattberg, Broker**

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

**www.GaryBlattbergTeam.com**

**MLS # 73235499 - New**

**Multi Family - 4 Family**



**12 Highland Ave  
Beverly, MA 01915-4911  
Essex County**

List Price: **\$1,200,000**

Color: **White**

Total Floors: **3**

Total Rooms: **15**

Total Units: **4**

Total Bedrooms: **6**

Total Rent: **\$8,440**

Total Bathrooms: **5f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Approx. Acres: **0.11 (4,805 SqFt)**

Approx. Street Frontage:

Directions: **Cabot St, right or left onto Highland Ave or Rantoul St, rt or left on Railroad Ave, rt on Highland.**

**Remarks**

**Rare opportunity to purchase this well-maintained c.1920 4-Family gem in downtown Beverly. Turnkey investment property with strong cash flow on Side street between Cabot and Rantoul makes you forget how close you are to the vibrant downtown! Only 0.3 mile to Beverly Depot & 0.5 mile to the waterfront. All 4 units feature views of the terraced backyard and mature trees. Recent major upgrades include all new electric service/panels (2018), new gas boiler (2019), new gas water heater, all new gutters, and rebuilt chimneys (2020). With a mixture of appealing 1 and 2 bedroom units, 3-car off-street parking, and coin-op laundry, it's perfect for the savvy investor or owner-occupier. The peaceful backyard is perfect for gardening, barbecuing, games or just sunbathing. May be purchased as a package with 53-55-57 Hale Street, Beverly (\$2.975M) and/or 21 Symonds St, Salem (\$950K). Group showings only, beginning Friday 5/10/24, 2-3 PM and Sat. 5/11/24, 1-2 PM. By appt only - email listing Broker.**

**Property Information**

Approx. Living Area Total: **3,475 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **3,475 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat/Cool Units: **2 / 0**

Heat/Cool Zones: **/ 0**

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

Garage Spaces: **0**

Disclosures: **Gross income includes \$1080 from coin-op laundry.**

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

Heating:

Repair & Maintenance:

Management:

Gross Income: **\$102,360**

Gas: **\$3,615**

Trash Removal: **\$400**

Miscellaneous:

Gross Expenses: **\$17,953**

Electricity:

Sewer:

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

Net Income: **\$84,407**

Water: **\$1,043**

Insurance: **\$3,150**

Annual Expense Source: **Owner Provided**

**Unit Descriptions**

**Unit #1**

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,850** Lease: **No**

Rooms: **Living Room, Kitchen**

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

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

Heating: **Steam, Gas**

Cooling: **None**

Rent Includes: **Heat, Water, Hot Water**

**Unit #2**

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,995** Lease: **Yes**

Rooms: **Living Room, Kitchen**

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

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

Heating: **Steam, Gas**  
Cooling: **None**  
Rent Includes: **Heat, Water, Hot Water**

### Unit #3

Rooms: **5** Bedrooms: **2** Bathrooms: **2f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **2,600** Lease: **Yes**  
Rooms: **Living Room, Dining Room, Kitchen**  
Appliances: **Range, Disposal, Refrigerator**  
Interior Features: **Walk-Up Attic, Tile Floor, Wood Flooring, Bathroom with Shower Stall, Bathroom With Tub & Shower, Remodeled**  
Heating: **Steam, Gas**  
Cooling: **None**  
Rent Includes: **Heat, Water, Hot Water**

### Unit #4

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,995** Lease: **Yes**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
Interior Features: **Tile Floor, Wood Flooring, Bathroom With Tub & Shower, Remodeled**  
Heating: **Forced Air, Oil, Electric**  
Cooling: **None**  
Rent Includes: **Water, Hot Water**

### Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University**  
Basement: **Yes Full, Concrete Floor**  
Beach: **Yes Ocean, Access, Walk to**  
Beach Ownership: **Public**  
Beach - Miles to: **3/10 to 1/2 Mile**  
Construction: **Frame**  
Electric: **Circuit Breakers, Individually Metered**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Deck, Gutters, Stone Wall**  
Flooring: **Wood, Tile, Vinyl**  
Foundation Size: **32x36**  
Foundation Description: **Fieldstone**  
Hot Water: **Natural Gas, Tank**  
Lot Description: **Paved Drive**  
Road Type: **Public, Publicly Maint.**  
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

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Features: **No**  
Year Built: **1920** Source: **Public Record**  
Year Built Description:  
**Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #: **M:0005 B:0112 L:**  
Assessed: **\$843,500**  
Tax: **\$9,473** Tax Year: **2024**  
Book: **36574** Page: **4**  
Cert: **180307003120**  
Zoning Code: **RHD**  
Map: Block: Lot:

### Compensation

Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>1</b>
Facilitator: <b>1</b>	
Compensation Based On: <b>Net Sale Price</b>	

### 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: **Accompanied Showings, Appointment Required, Email List Agent, Other (See Special Showing Instructions)**  
Showing: Facilitator: **Accompanied Showings, Appointment Required, Email List Agent, Other (See Special Showing Instructions)**  
Special Showing Instructions: **Group Showings BY APPOINTMENT only. Fri (5/10), 2-3. Sat (5/11), 1-2. Email Listing Brkr to set up**

### Firm Remarks

**List of Improvements attached to MLS.**

### Market Information

Listing Date: **5/9/2024**

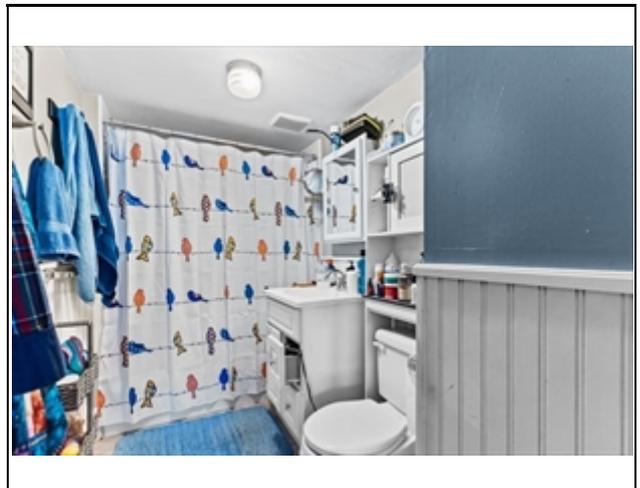
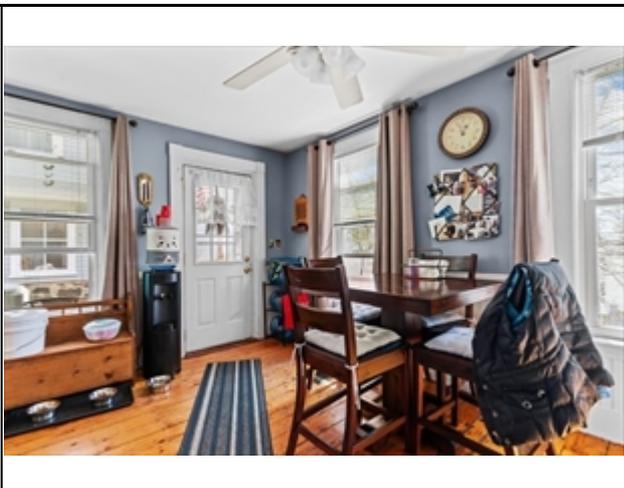
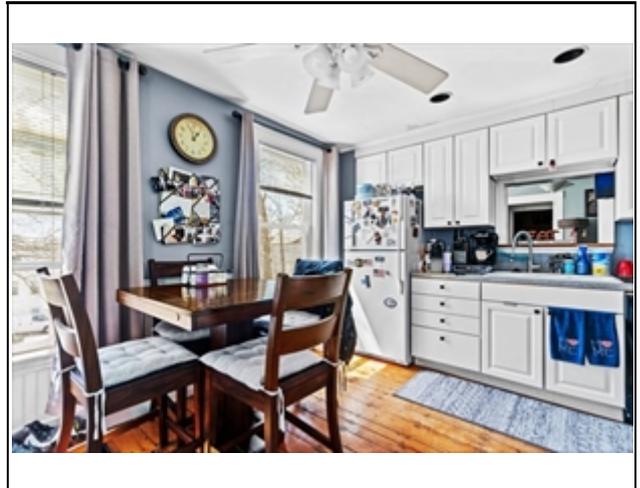
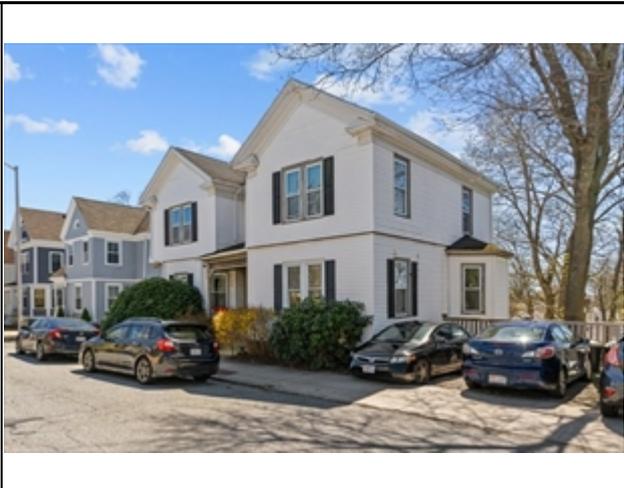
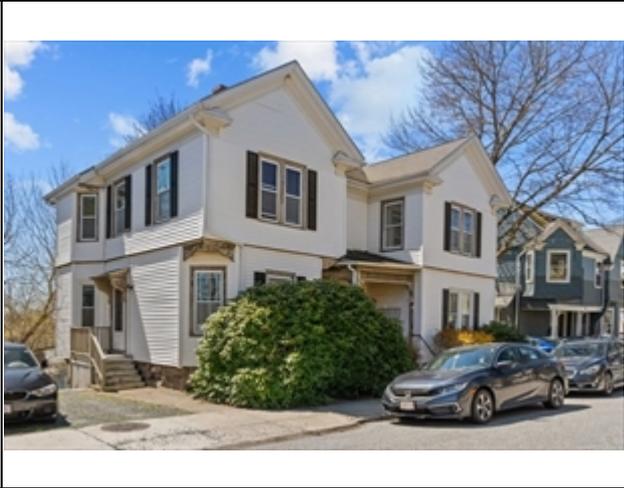
Listing Market Time: MLS# has been on for **1** day(s)

Days on Market: Property has been on the market for a total of **1** day(s)    Office Market Time: Office has listed this property for **1** day(s)  
Expiration Date:    Cash Paid for Upgrades:  
Original Price: **\$1,200,000**    Seller Concessions at Closing:  
Off Market Date:  
Sale Date:

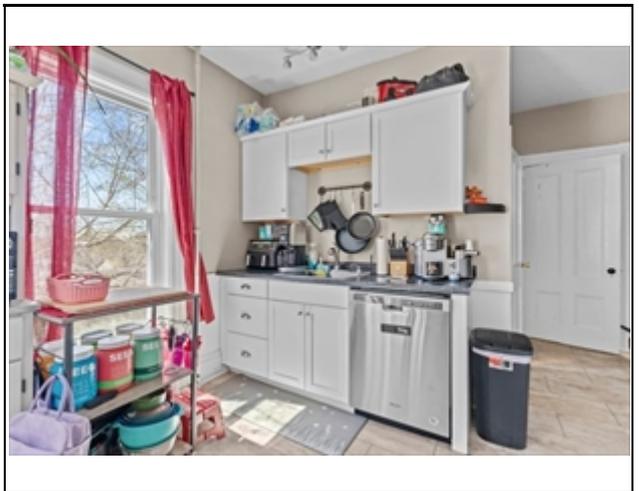
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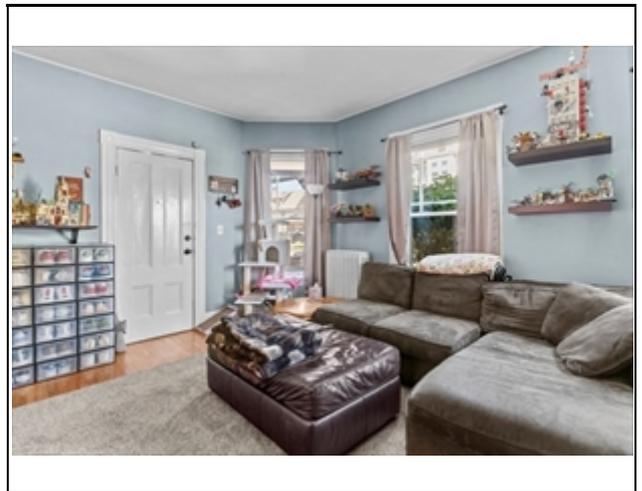
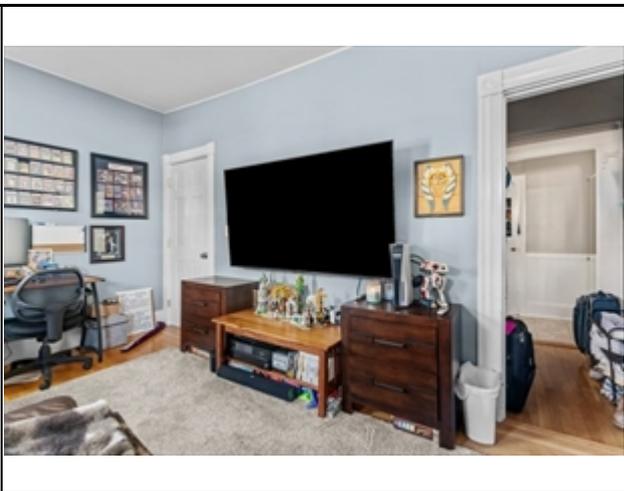
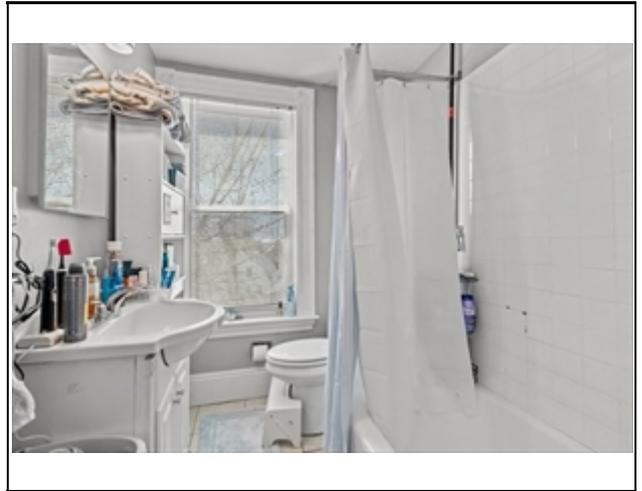
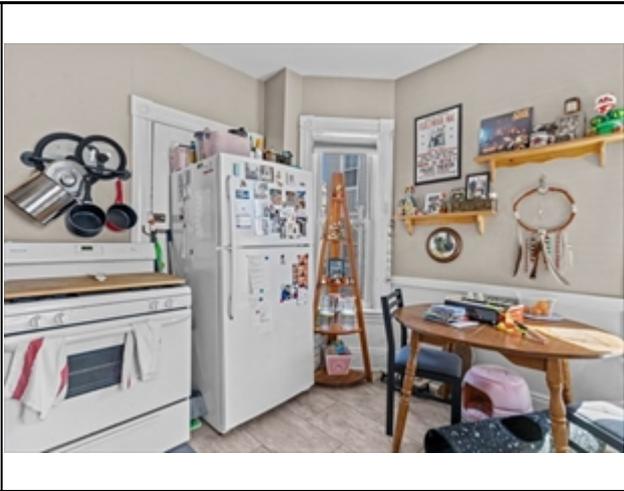
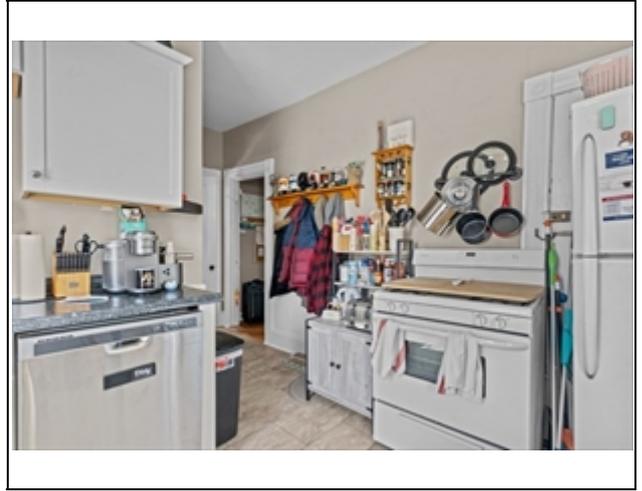
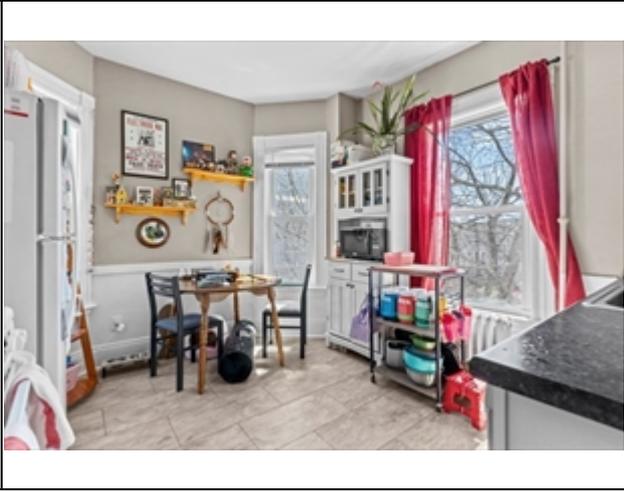
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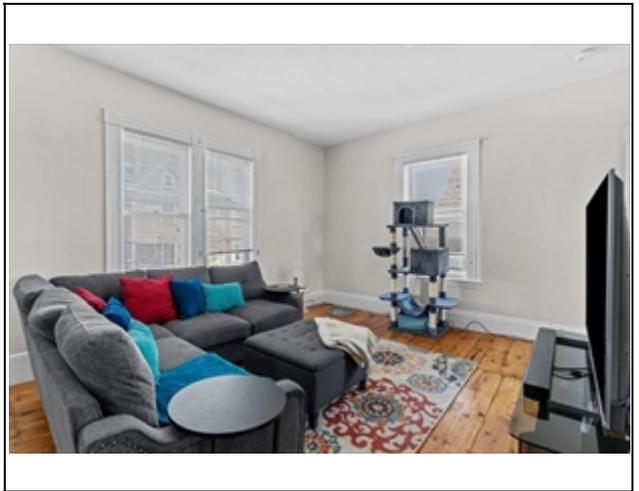
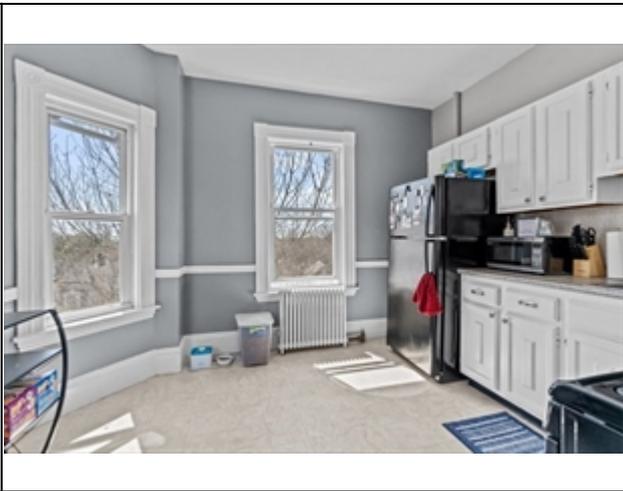
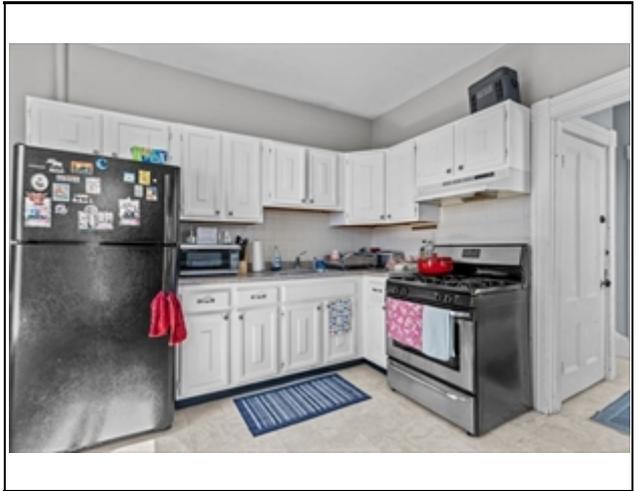
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List Price: \$1,200,000

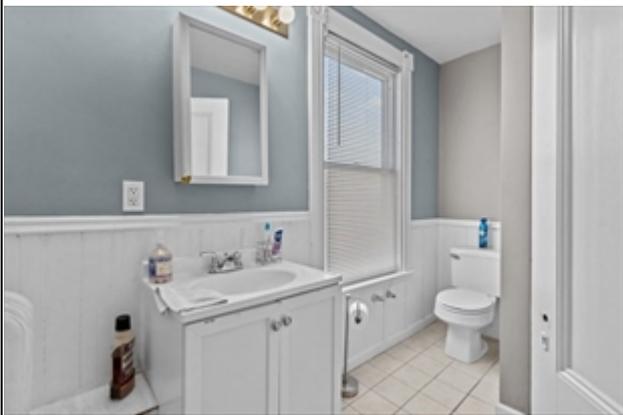


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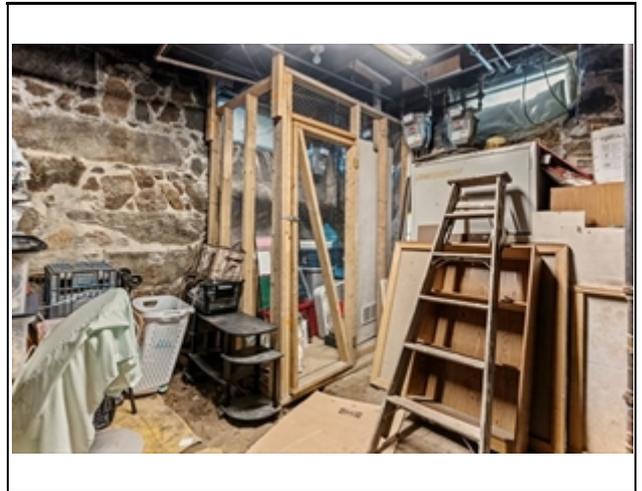
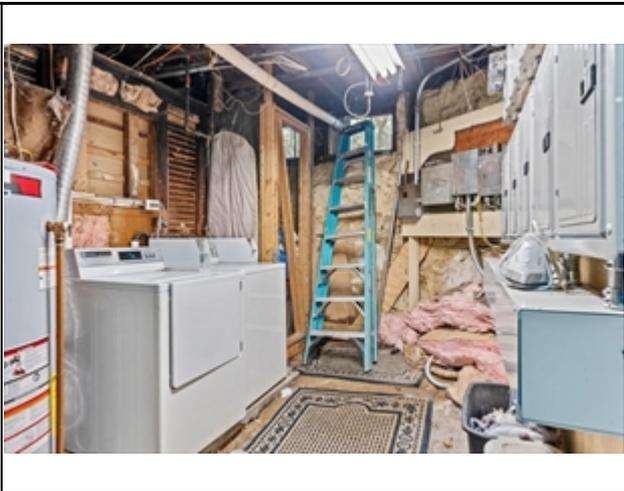
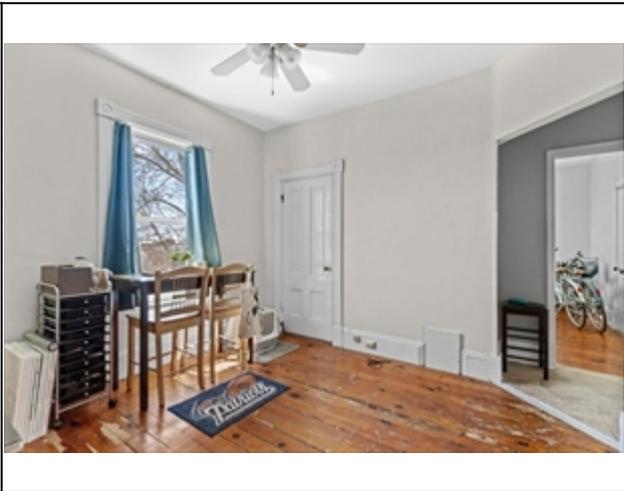
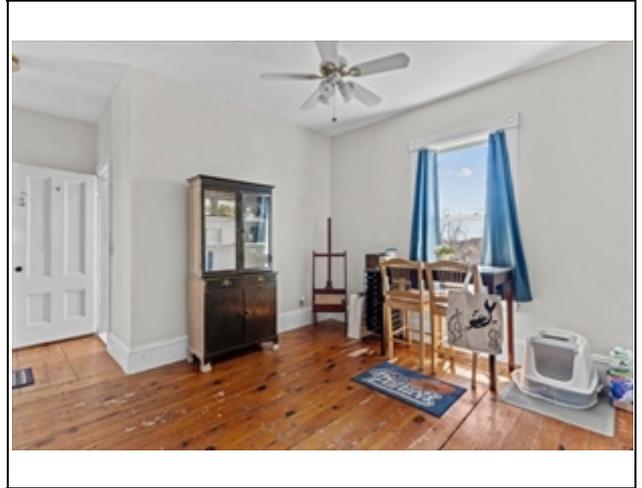
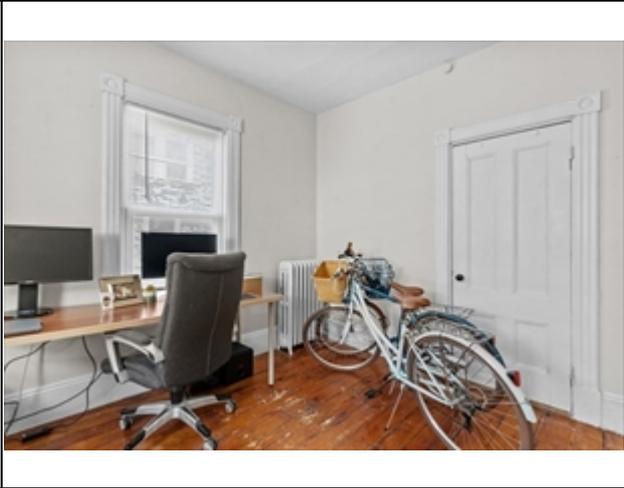






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