



**MLS # 73121441 - New**  
**Multi Family - 2 Family - 2 Units Up/Down**

**489 Washington Street**  
**Woburn, MA 01801-1048**  
**Middlesex County**

List Price: **\$729,000**

Color: **Gray**  
 Total Floors: **2**  
 Total Units: **2**  
 Total Rent: **\$3,750**  
 Grade School:  
 Middle School:  
 High School:  
 Approx. Acres: **0.36 (15,605 SqFt)**  
 Directions: **Google maps or gps**

Total Rooms: **10**  
 Total Bedrooms: **6**  
 Total Bathrooms: **2f 0h**  
 Total Fireplaces: **0**

Approx. Street Frontage:

**Remarks**

**Great opportunity to own a 2 family home in a convenient location in Woburn close to the new mall that offers shopping and plenty of restaurants, close to highways and commuter rail. Sitting on a corner lot offering easy access to driveway and plenty of parking. 1st floor unit has a kitchen, 3 bedrooms, living room and also features an enclosed porch for your summer enjoyment. 2nd floor offers 3 bedrooms, kitchen and a living room. Shared laundry on the first floor in common area. Updates include roof 2016, new hot water tank for 1 unit, newer paint throughout inside and out. Separate utilities. Both units in good condition no interior photos to respect tenants privacy. 2nd floor tenant at will - 1st floor lease up August 31st. Open House Saturday from 2 to 4.**

**Property Information**

Approx. Living Area Total: **2,000 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Measured**  
 Approx. Above Grade: **2,000 SqFt** Approx. Below Grade:  
 Living Area Disclosures: **Owner/Broker make no representation regarding property measurements Buyer to do their due diligence**  
 Heat/Cool Units: **2 / 0** Heat/Cool Zones: **2 / 0**  
 Parking Spaces: **6 Off-Street** Garage Spaces: **0**  
 Disclosures: **Open house Saturday 2 to 4 . Showing only at open house.**

**Annual Expenses**

Heating: Repair & Maintenance: Management: Gross Income: **\$45,000**  
 Gas: Trash Removal: Miscellaneous: Gross Expenses:  
 Electricity: Sewer: Ann. Prop. Oper. Data: **No** Net Income: **\$45,000**  
 Water: Insurance: Annual Expense Source:

**Unit Descriptions**

**Unit #1**

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,900** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Dishwasher, Refrigerator**

**Unit #2**

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,850** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Heating: **Hot Water Baseboard, Gas**

**Common Areas**

Appliances: **Washer, Dryer**  
 Heating: **Hot Water Baseboard**

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Highway Access, Public School, T-Station**  
 Basement: **Yes Full**  
 Beach: **No**  
 Construction: **Frame**  
 Exterior Features: **Porch - Enclosed**  
 Foundation Size:  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Natural Gas**  
 Lot Description: **Corner, Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1882** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #:  
 Assessed: **\$504,500**  
 Tax: **\$4,389** Tax Year: **2023**  
 Book: **67716** Page: **227**  
 Cert:  
 Zoning Code: **R-1**  
 Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.0**  
 Facilitator: **1.0**  
 Compensation Based On: **Gross/Full Sale Price**

**Office/Agent Information**

Listing Office: **FICO Realty Group (781) 272-4073**  
 Listing Agent: **Paula Fico (617) 851-3241**  
 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: **Call Tenant, Sign**  
 Showing: Facilitator: **Call List Agent, Sign**  
 Special Showing Instructions: **Open house on Saturday 2 - 4 p.m. showings only during open house.**

**Firm Remarks**

**Please email offers in one pdf to paula@ficorealtygroup.com. Please allow 24 hours for offer response. Seller has never lived in house being sold "as is".**

**Market Information**

Listing Date: **6/7/2023**  
 Days on Market: Property has been on the market for a total of **1** day(s)  
 Expiration Date:  
 Original Price: **\$729,000**  
 Off Market Date:  
 Sale Date:  
 Listing Market Time: MLS# has been on for **1** day(s)  
 Office Market Time: Office has listed this property for **1** day(s)  
 Cash Paid for Upgrades:  
 Seller Concessions at Closing: