



## MLS # 73121442 - New Multi Family - 2 Family

**7 Auburn Street**  
**Wakefield, MA 01880**  
**Middlesex County**  
Color: **White**  
Total Floors: **3**  
Total Units: **2**  
Total Rent: **\$4,495**  
Grade School: ,  
Middle School:  
High School:  
Approx. Acres: **0.18 (7,858 SqFt)**  
Directions: **Google maps or gps**

List Price: **\$799,000**

Total Rooms: **10**  
Total Bedrooms: **5**  
Total Bathrooms: **2f 0h**  
Total Fireplaces: **0**

Approx. Street Frontage:

### Remarks

**Location! Location! Location! You are not going to want to miss out on this wonderful opportunity to own a charming 2 family home in the heart of Wakefield in a sought out neighborhood. Turn key already rented and ready for new owners! Walk to the train, center of town, lake, and more. 1st floor offers 2 bedrooms, kitchen and 3 season room and a farmers porch. 2nd floor features a completely remodeled unit featuring kitchen with newer appliances and 3 bedroom in which 2 are on the 3rd floor offering privacy - added bonus is a beautiful newer deck off of the kitchen overlooking a good size backyard. Both units are deleded (certified). Separate utilities. Newer heat and a/c Both units in good condition no interior photos to respect tenants privacy. Come to the open house on Saturday 11 - 1 and see for yourself! 2nd floor is rented with a two year lease and the 1st floor rented with a lease until February 2024.**

### Property Information

Approx. Living Area Total: **2,000 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Other**  
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** Garage Spaces: **0**  
Disclosures:

### Annual Expenses

Heating:	Repair & Maintenance:	Management:	Gross Income: <b>\$53,940</b>
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses:
Electricity:	Sewer:	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$53,940</b>
Water:	Insurance:	Annual Expense Source:	

### Unit Descriptions

#### Unit #1

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **2,170** Lease: **Yes**  
Rooms: **Living Room, Kitchen, Sunroom**  
Heating: **Gas**

#### Unit #2

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **2,325** Lease: **Yes**  
Rooms: **Living Room, Kitchen**  
Heating: **Gas**

### Features

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

### Other Property Info

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **Certified Treated**  
UFFI: Warranty Features:  
Year Built: **1910** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #:  
Assessed: **\$646,500**  
Tax: **\$7,583** Tax Year: **2023**  
Book: **71841** Page: **595**  
Cert:  
Zoning Code: **GR**  
Map: Block: Lot:

### Compensation

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