



MLS # 70627269 - Active

Commercial/Industrial - 5+ Residential

1471/673 BEACON/WASHINGTON

List Price: \$12,000,000

Brookline, MA 02446

Norfolk County

Directions: IN COOLIDGE CORNER & WASHINGTON SQUARE.....1471 BEACON.....673-675 WASH

Remarks

SELLER HAS REQUESTED STRICTEST CONFIDENTIALITY AND MINIMAL INTRUSION ON CURRENT TENANTS...PLEASE SEE "NET INCOME" AND "DISCLOSURES" BEFORE REQUESTING APPT; SPREADSHEET DETAILING RENTS/2006 EXPENSES AVAIL BY FAX OR EMAIL....17 LARGE UNITS IN 2 SEPARATE BUILDINGS 2B SOLD ONLY AS PACKAGE; EIGHT 5-BDS, SEVEN 4-BDS AND TWO 3-BDS...ELEVEN PKNG SPACES TOTAL...16 UNITS LEASED FOR 9/1/07-8/31/08, ONE STILL AVAIL ...1ST MORTGAGE SELLER FINANCING AVAILABLE FOR QUALIFIED BUYER

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	17	30392	Land: \$0	Space Available For: For Sale
Office:	0	0	Bldg: \$4,053,000	Lease Type: --
Retail:	0	0	Total: \$4,053,000	Lease Price Includes: --
Warehouse:	0	0		Lease: Yes Exchange: Yes
Manufacturing:	0	0	# Buildings: 2	Sublet: No
			# Stories: 4	21E on File:
Total:	17	30392	# Units: 17	

Drive in Doors:	Expandable:	Gross Annual Inc: 576600
Loading Docks:	Dividable:	Gross Annual Exp: 134880
Ceiling Height:	Elevator: No	Net Operating Inc: 441720
# Restrooms: 30	Sprinklers:	Special Financing: Yes
Hndcp Accessibl:	Railroad Siding:	Assc: No Assoc Fee: \$

Lot Size: 12604	Frontage:	Traffic Count:
Acres: 0.28	Depth:	Lien & Encumb: No
Survey: No	Subdivide: No	Undrgrnd Tank: No
Plat Plan: No	Parking Spaces: 11	Easements: No

Features

Construction : **Brick**
 Location: **Urban, Park, Public Transportation**
 Parking Features: **Open**
 Roof Material: **Membrane, Tar & Gravel**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **MIN OFFER FOR CONSIDERATION 11 MILL...PLS NO SHOW IF BUYER WON'T CONSIDER....2006 EXPENSES**
 Exclusions:
 Year Built: **9999**
 Year Built Source: **Owner**

Tax Information

Pin #:
 Assessed: **\$4,053,000**
 Tax: **\$39435** Tax Year: **2007**
 Book: **1111** Page: **111**
 Cert:
 Zoning Code: **M2.5-M1.0**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:



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