



MLS # 71765821 - New
Multi Family - 3 Family - 3 Units Up/Down

31 Pattison St
Worcester, MA : Union Hill 01604-4326
Worcester County
Color: Light Gray
Total Floors: 3
Total Units: 3
Total Rent: \$0
Grade School:
Middle School:
High School:
Directions: GPS

Auction: \$19,000 min. bid
Auction Date: 11/24/2014

Total Rooms: 15
Total Bedrooms: 9
Total Bathrooms: 3f 0h
Total Fireplaces: 0

Remarks

- Auction Listing - \$19,000 is the Minimum Starting Bid. Multi-family located in the City of Worcester, containing many higher education schools like: Worc Polytechnic, Worc State, UMass Med, MCPHS Univ, Holy Cross, Clark Univ, Becker, Assumption and Quinsigamond CC. Rehab work was started. This building is on the city's condemned list. Bidders must check with city departments to determine what work is required for rehab of the property. This building has three large units, about 1,200 sq ft each. Use extreme caution when viewing this building.

Property Information

Approx. Living Area: 3618 sq. ft. Approx. Acres: 0.06 (2506 sq. ft.) Garage Spaces: 0
Living Area Includes: Heat/Cool Zones: / Parking Spaces: 2 Off-Street
Living Area Source: Public Record Heat/Cool Units: / Approx. Street Frontage:
Living Area Disclosures: 1,206 sq ft per floor approx.
Disclosures: Building is Condemned by the City of Worcester. Use extreme caution, holes in flooring, etc. Buyer must consult with city departments to be sure on what work is required for rehab of this property. Seller / Auctioneer / Broker has no knowledge of building and do not supply rehab information.

Annual Expenses

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

Unit Descriptions

Unit #1	Rooms: 5	Bedrooms: 3	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
Unit #2	Rooms: 5	Bedrooms: 3	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No
Unit #3	Rooms: 5	Bedrooms: 3	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 0	Lease: No

Features

Basement: Yes
Beach: No
Construction: Frame
Exterior: Vinyl
Exterior Features: Porch
Foundation Size: irreg
Foundation Description: Fieldstone
Lot Description: City View(s)
Roof Material: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No

Other Property Info

Disclosure Declaration: No
Exclusions:
Lead Paint: Unknown
UFFI: Warranty Features:
Year Built: 1898 Source: Public Record
Year Built Description: Approximate
Year Round:
Short Sale w/Lndr.App.Req: No
Lender Owned: No

Tax Information

Pin #: M:04 B:040 L:00031
Assessed: \$71,900
Tax: \$1336 Tax Year: 2013
Book: 51904 Page: 114
Cert: 12/30/2013
Zoning Code: RG-5
Map: Block: Lot:

Auction Information

Deposit Required: \$8,000
Buyer's Premium: 10%
Seller's Confirmation: Yes

Abbreviated Terms: Abbreviated Terms: Bidders must register online and provide the following: signed offer form (form supplied by auctioneer), proof of funds and a \$2,000 check (it won't be cashed unless the bidder has the accepted bid). P&S to be signed within one week of auction end, \$8,000 total purchase deposit (includes offer deposit), closing in 30 days or less. 10% Buyer's Premium added to accepted bid. Seller can choose the highest bid, a lower bid or no bids at all (seller will weigh contingencies and bid amounts), the Seller has 72 hours after the auction ends to decide about acceptance. Buyer's agents can register independently of their clients. Buyers must register and bid under their own name. Buyer's Agent cannot bid under their name. Property is sold AS IS.

Office/Agent Information

Listing Office: AgencyBid.com (800) 385-1784

Listing Agent: Neil Kaplan (781) 249-0600

Team Member:

Sale Office:

Sale Agent:

Listing Agreement Type: Exclusive Right to Auction

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Other (See Special Showing Instructions)

Showing: Facilitator: --

Special Showing Instructions: Building is Condemned by the City of Worcester. Use extreme caution, holes in flooring, etc.

Compensation

Sub-Agent: Not Offered

Buyer Agent: 2

Facilitator: 0

Compensation Based On: Gross/Full Sale Price

Firm Remarks

Online bidding and registration at AgencyBid.com, bidding starts Monday, November 17, 2014. Auction Ends November 24 at 7 PM (the time may automatically extend, read the online auction information). Please verify dates and times online. Property is sold AS IS.

Market Information

Listing Date: 11/6/2014

Days on Market: Property has been on the market for a total of 44 day(s)

Expiration Date:

Original Price: \$19,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 0 day(s)

Office Market Time: Office has listed this property for 0 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:





Auctioneer's License # MA 2804

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