



MLS # 72175828 - New
Multi Family - 3 Family - 3 Units Up/Down

48 Barre St
Fall River, MA 02723-3208
Bristol County

Auction: \$39,000 min. bid

Auction Date: **6/28/2017**

Color:

Total Floors: **3**

Total Rooms: **18**

Total Units: **3**

Total Bedrooms: **9**

Total Rent: **\$0**

Total Bathrooms: **3f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Directions: **One way toward Eastern Ave and Fire Station, across from park**

Remarks

- **Auction Listing - \$39,000 is the Minimum Starting Bid - Last Open House is Saturday 6/24/2017 (check times). Nice area of Fall River very close to Lafayette Park. This street has well kept properties. Great opportunity to fix and sell or fix and hold as rental property. Separate gas and electric utilities. 3 gas boilers, 3 gas hot water heaters. 3 Electric meters. Basement laundry connections. Rare, large granite block foundation and brick construction. Stylish and spacious rooms. All three floors require work of different type and levels. Second floor occupied by tenant-at-will. First and third floors are vacant. This property is not a foreclosure nor going through probate. It is expected that closing could be 30 days or less after auction ends. Property is sold AS IS.**

Property Information

Approx. Living Area: **3,693 Sq. Ft.**

Approx. Acres: **0.09 (4,110 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones:

Parking Spaces: **0 Off-Street**

Living Area Source: **Public Record**

Heat/Cool Units:

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Flat roof may need work. Prior gutter blockage caused leak on third floor. Doesn't appear to be leaking now. Buyer needs to verify if any gas equipment is rented (the only evidence is an old MLS listing).**

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: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**

Unit #2

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**

Unit #3

Rooms: **6** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails**

Basement: **Yes Full, Unfinished Basement**

Beach: **No**

Construction: **Brick, Stone/Concrete**

Electric: **Fuses, 60 Amps/Less, 100 Amps, Individually Metered**

Exterior: **Brick**

Exterior Features: **Porch**

Flooring: **Hardwood**

Foundation Size:

Foundation Description: **Granite**

Hot Water: **Natural Gas**

Lot Description: **Level**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**

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:

Year Built: **1913** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0K-17 B:0000 L:0012**

Assessed: **\$222,800**

Tax: **\$3,119** Tax Year: **2017**

Book: **7194** Page: **296**

Cert:

Zoning Code: **G**

Map: Block: Lot:

Auction Information

Deposit Required: **\$2,000**

Buyer's Premium: **10%**

Seller's Confirmation/Reserve: **Yes**

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, \$10,000 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.**

Firm Remarks

Online bidding and registration at AgencyBid.com, bidding starts Saturday, June 17, 2017. Auction Ends June 27th at 7 PM. Please verify dates and times online. Property is sold AS IS. Contact Neil B Kaplan by email: digs.cc@gmail.com, by phone 781-249-0600 5-7 pm weekdays, Sat or Sun, text anytime.

Market Information

Listing Date: **6/4/2017**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$39,000**

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:

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Market History for 48 Barre St, Fall River, MA 02723-3208

MLS #	Date		DOM	DTO	Price
72175828	6/4/2017	Listed for \$39,000 min. bid Auction	0		\$39,000
Market History for Office Id: NB4410			0		
Market History for this property			0		

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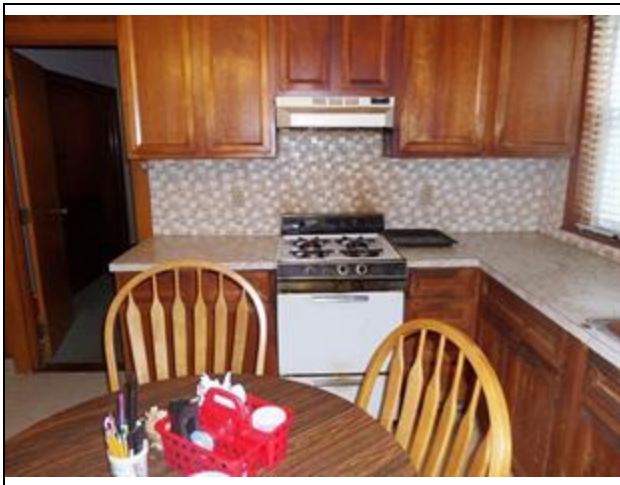
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