



Exterior - Front

MLS # 73102729 - New
Multi Family - 2 Family

510 Union St
Weymouth, MA 02190-3153
Norfolk County
Color:
Total Floors: **2**
Total Units: **2**
Total Rent: **\$1,400**
Grade School: **Weymouth**
Middle School: **Maria Chapman**
High School: **Weymouth HS**
Approx. Acres: **0.2 (8,700 SqFt)**
Directions: **Union Street at Liberty Street (near Columbian Square)GPS: 42.16073301787316, -70.93231605962347**

List Price: **\$579,000**
Total Rooms: **8**
Total Bedrooms: **4**
Total Bathrooms: **2f 0h**
Total Fireplaces: **0**
Approx. Street Frontage:

Remarks

More pictures coming soon. All showings start at the open houses this weekend. Open on Saturday 4/29 2-4 and on Sunday 4/30 11-1. A spacious multi-family home in a desirable neighborhood of South Weymouth. A great investment opportunity for those seeking rental income or for extended families. The property offers a large backyard and a private driveway with ample parking. The home is located in a peaceful residential neighborhood just minutes from shopping, dining, and entertainment options. It is conveniently situated near major highways and public transportation, making it easy to commute to Boston and other surrounding areas. Close to Columbian Square and South Shore Hospital. First floor unit will be delivered vacant making it ideal for owner occupant. The second floor tenancy is a TAW.

Property Information

Approx. Living Area Total: **1,624 SqFt**
Approx. Above Grade: **1,624 SqFt**
Living Area Disclosures:
Heat/Cool Units: **2 / 0**
Parking Spaces: **4 Off-Street, Paved Driveway, On Street Without Permit**
Disclosures: **Lead paint: Letter of full initial lead inspection compliance for unit 1A. Previous owner gut rehabbed Unit 2 after 1978. Sewage disposal is currently via a cesspool. The sellers will be tying into the public sewer system. 728 Square Feet additional space in basement.**

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:
Living Area Source: **Public Record**
Heat/Cool Zones: **2 / 0**
Garage Spaces: **0**

Annual Expenses For Fiscal Year Ending 12/22

Heating:	Repair & Maintenance:	Management:	Gross Income: \$39,600
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses: \$2,900
Electricity:	Sewer:	Ann. Prop. Oper. Data: Yes	Net Income: \$36,700
Water: \$1,300	Insurance: \$1,600	Annual Expense Source:	

Unit Descriptions

Unit #1
Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,850** Lease: **No**
Rooms: **Living Room, Kitchen, Sunroom**
Appliances: **Range, Microwave, Refrigerator**
Interior Features: **Ceiling Fans, Cable TV Available, Pantry, Balcony/Deck, Picture Window, Wood Flooring, Bathroom With Tub**
Heating: **Central Heat, Hot Water Baseboard, Gas**

Unit #2
Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,450** Lease: **No**

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Public School, T-Station**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement, Exterior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, Individually Metered**
Energy Features: **Storm Doors**
Exterior: **Wood**
Exterior Features: **Deck, Storage Shed, Fenced Yard, Garden Area**
Flooring: **Wood**
Foundation Size: **26 x 28**
Foundation Description: **Concrete Block**
Hot Water: **Natural Gas**
Lot Description: **Fenced/Enclosed**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Other (See Remarks)**
Sewage District: **WPW**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Lead Paint: **Certified Treated**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1850** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:55 B:605 L:002**
Assessed: **\$440,400**
Tax: **\$5,047** Tax Year: **2022**
Book: **32550** Page: **425**
Cert: **00000079749**
Zoning Code: **R-5**
Map: **55** Block: **605** Lot: **2**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **2.0**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Real Broker MA, LLC** (713) 859-5450
Listing Agent: **Michael Mahoney** (617) 615-9435
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: **Appointment Required**
Showing: Facilitator: **Appointment Required**
Special Showing Instructions: **Showings will be at the Open Houses Scheduled for Saturday and Sunday (4/29 & 4/30)**

Firm Remarks

Get offer deadlines & details, disclosures and more at <https://www.realtormikemahoney.com/510-union/>

Market Information

Listing Date: **4/25/2023**
Days on Market: Property has been on the market for a total of **3** day(s)
Expiration Date:
Original Price: **\$579,000**
Off Market Date:
Sale Date:

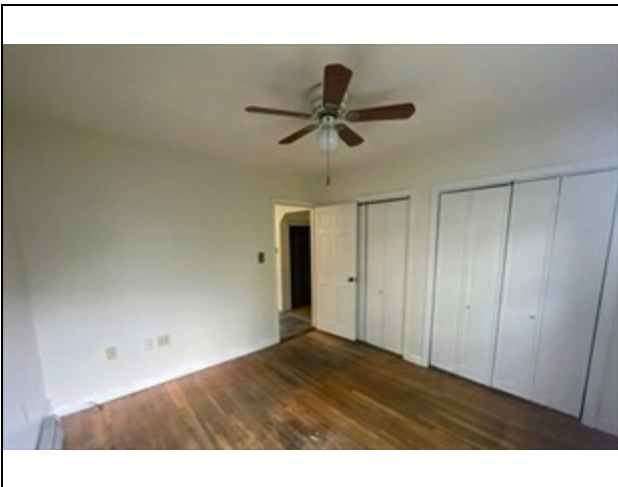
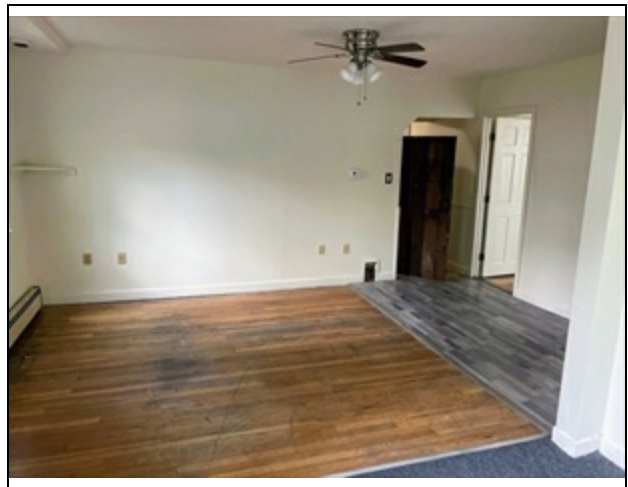
Listing Market Time: MLS# has been on for **3** day(s)
Office Market Time: Office has listed this property for **3** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Market History for 510 Union St, Weymouth, MA 02190-3153

MLS #	Date		DOM	DTO	Price
73102729	4/25/2023	Listed for \$579,000	Michael Mahoney	3	\$579,000
Market History for Real Broker MA, LLC (AN4866)			3		
Market History for this property			3		



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web - www.RealtorMikeMahoney.com | email - michael.mahoney@joinreal.com