

Multi-Family Active MLS#: 21808195

3178 Cranberry Highway Wareham MA 02571

LP: \$349,000



Property Type:	Multi-Family	Prop Subtype:	Multi-Family
County:	Plymouth	Village:	Wareham
Town:	Wareham	Beds:	7
Rooms:	10	Approx SqFt:	2,683
Baths F/H:	1 / 0	Lot Acres:	0.33
Year Built/Desc:	1920 / Unknown/Mixed	DOM/CDOM:	8 / 8
Tax ID:	6-W19	Annual Taxes:Year:	\$5,352 2018
Total Assessment:	\$374,600	Building Assessments:	271,900
WF/WV:	No / No	Other Assessments:	0

Remarks: 4 buildings on the property: 1) 12 Wedgewood: 5 beds, 2 baths, w/d (occupied) 2) 3176 Cranberry: 2 beds, 1 bath (occupied) 3) 3178 Cranberry: studio office (vacant) 4) 3180 Cranberry: dry storage shed Existing income generating property, or redevelopment opportunity in high visibility location. This property is part of a portfolio of 4 properties, available separately or together: MLS #s 21808193, 21808194, 21808195, and 21808197. Total package price is \$1.375MM @ approximately 7.5% cap rate.

Directions: Exit 2 off Route 25 toward Wareham/Onset. Turn right onto Maple Springs Road. Straight onto Route 28.

List Date: 10/25/2018
DOM/CDOM: 8 / 8
Original List Price: \$349,000

Garage/#Cars:	No	Zoning:	SC	Renovated:	Yes
Foundation	Poured; Slab; Other	Lot Size SqFt:	14,375	Year Renovated:	1970
Street Description	Paved,Public	Lot Size Source:	Assessor	SqFt Source:	Assessor
Year Round:	Yes	Siding:	Vinyl/Aluminum	Approx SqFt:	2,683
Special Listing	Standard	Roof:	Asphalt	School District:	Wareham
Cond:		Year Built:	1920	Beach Ownership:	None
Title Reference -	13050			Beach Description:	None
Book:				Flood Ins Required:	Unknown
Title Reference -	10			Lead Base Paint:	Unknown
Page:				Asbestos:	Unknown

Exterior Features: None

Convenient To: Major Highway

Stories:	1	Heating:	Electric	Pool	No
Style:	Other		Baseboard	Dock	No
Floors:	Other	Cooling:	None		
Mass Use Code:	13 - Multiuse, predominantly residential	Hot Water:	Tank,Other		
		Hot Water Source:	Electric		
		Water:	Town Water		
		Sewer:	Public Sewer		
		Fuel:	Electric,Natural Gas		
		Underground Fuel Tank:	Unknown		

Provided as a Courtesy of:

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