

**MLS # 73051318 - New  
Multi Family - 2 Family**



**55 High Street  
Danvers, MA 01923-3145  
Essex County**  
Color: **Gray**  
Total Floors: **2**  
Total Units: **2**  
Total Rent: **\$0**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.2 (8,654 SqFt)**  
Directions: **Downtown Danvers**

List Price: **\$549,999**  
Total Rooms: **10**  
Total Bedrooms: **5**  
Total Bathrooms: **2f 0h**  
Total Fireplaces: **0**  
Approx. Street Frontage:

**Remarks**

**\*FLIP\* Really nicely located classic 2-family in downtown Danvers featuring a 2-car garage, two-tier rear deck, and great back yard. The home itself is in fantastic condition where the roof and siding have been done (2017), as well as some interior work. This is ideally a contractors dream as the first floor unit may be in need of a 2BR floor plan adjustment, but the kitchen and bath are virtually ready-to-go. The second unit is townhouse style with 2BR on its main level and what ideally is one additional BR on the next level. The second unit is in need of full renovation where we think minor modifications to the second floor plan are necessary with converting the third floor into a master suite by adding a bathroom. Electricity is not yet separate but the way this property lays out, it is an easy conversion. This property has a myriad of potential uses from two existing apartments to converting to three separate units to converting the property as a whole into condominiums.**

**Property Information**

Approx. Living Area Total: **3,508 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**  
Approx. Above Grade: **2,492 SqFt** Approx. Below Grade: **1,016 SqFt**  
Living Area Disclosures: **Living Area on public record is incorrect**

Heat/Cool Units: **2 / 2** Heat/Cool Zones: **2 / 2**  
Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **2**  
Disclosures: **Primarily a flip opportunity, in need of immediate renovations**

**Annual Expenses**

Heating:	Repair & Maintenance:	Management:	Gross Income:
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses:
Electricity:	Sewer:	Ann. Prop. Oper. Data: <b>No</b>	Net Income:
Water:	Insurance:	Annual Expense Source:	

**Unit Descriptions**

<b>Unit #1</b>							
Rooms: <b>4</b>	Bedrooms: <b>2</b>	Bathrooms: <b>1f 0h</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>0</b>	Lease: <b>No</b>
<b>Unit #2</b>							
Rooms: <b>6</b>	Bedrooms: <b>3</b>	Bathrooms: <b>1f 0h</b>	Fireplaces: <b>0</b>	Levels: <b>2</b>	Floor: <b>2</b>	Rent: <b>0</b>	Lease: <b>No</b>

**Features**

Basement: **Yes Full, Interior Access, Sump Pump**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Energy Features: **Varies per Unit**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck - Composite, Gutters**  
Flooring: **Varies Per Unit**  
Foundation Size:  
Foundation Description: **Fieldstone, Brick**  
Hot Water: **Tank**  
Lot Description: **Paved Drive**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features:  
Year Built: **1900** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:051 L:300 P:**  
Assessed: **\$439,200**  
Tax: **\$5,560** Tax Year: **2022**  
Book: **19778** Page: **469**  
Cert:  
Zoning Code: **R1**  
Map: Block: Lot:

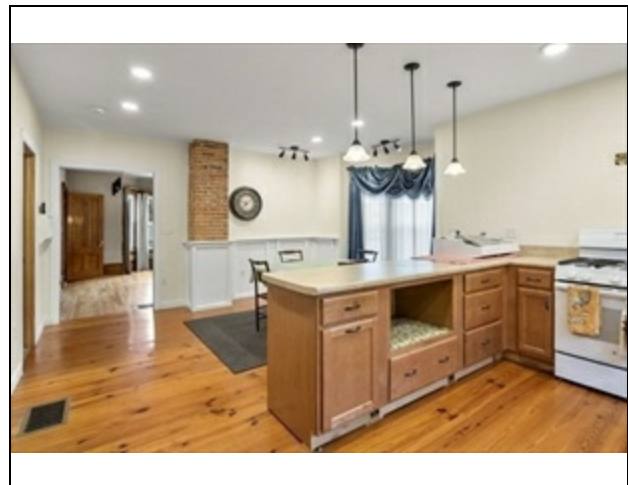
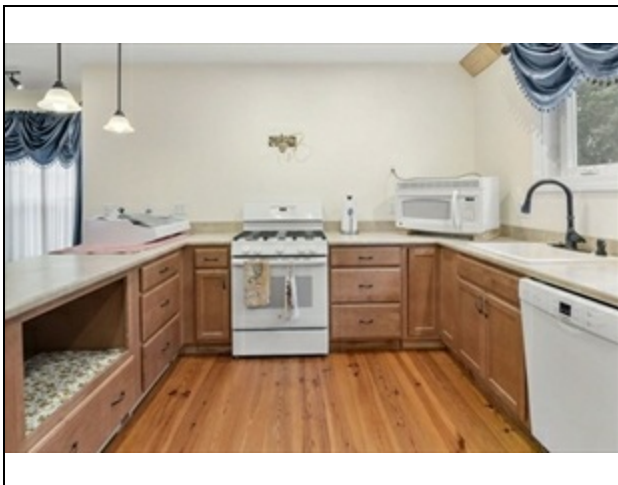
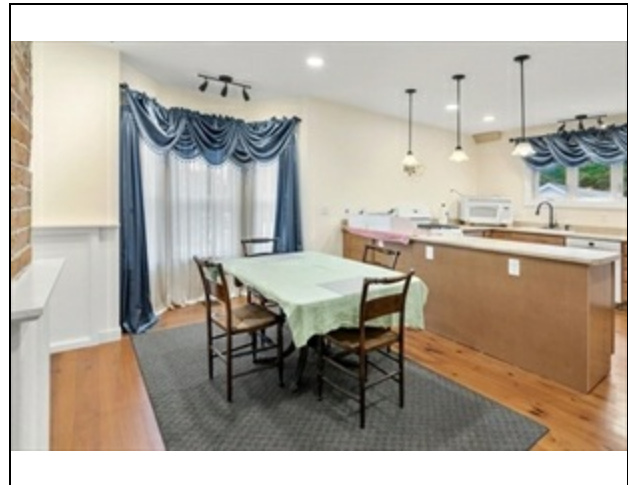
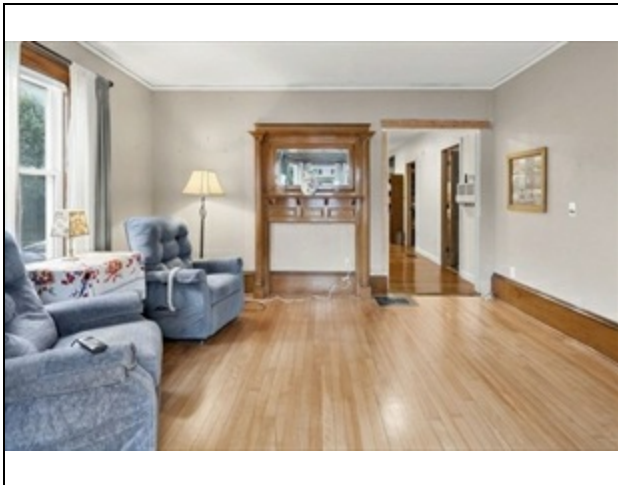
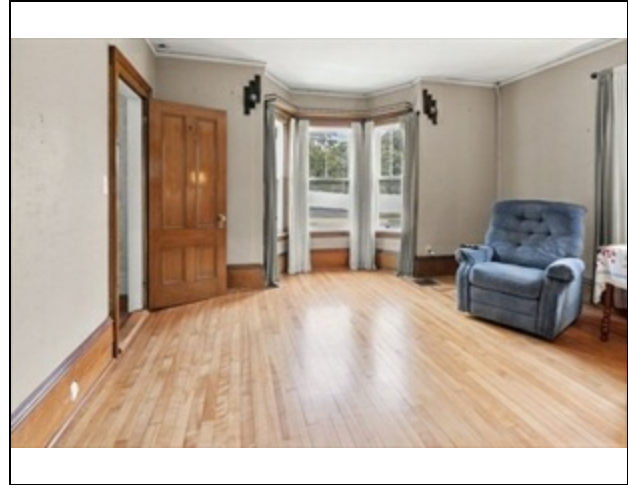
**Compensation**

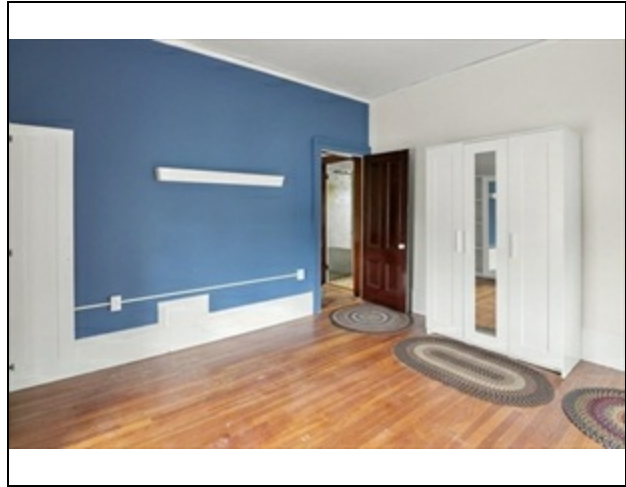
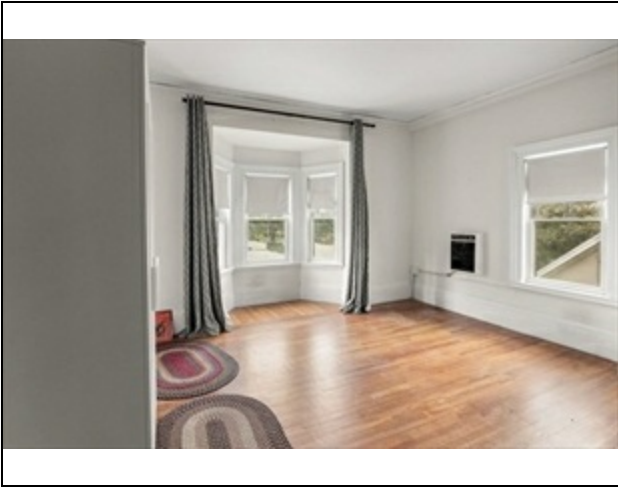
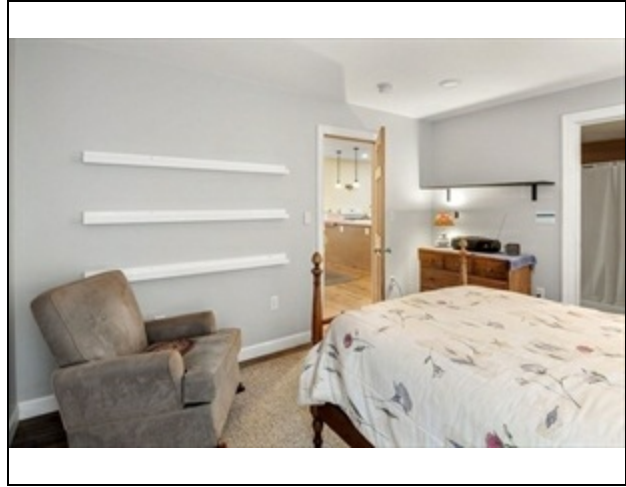
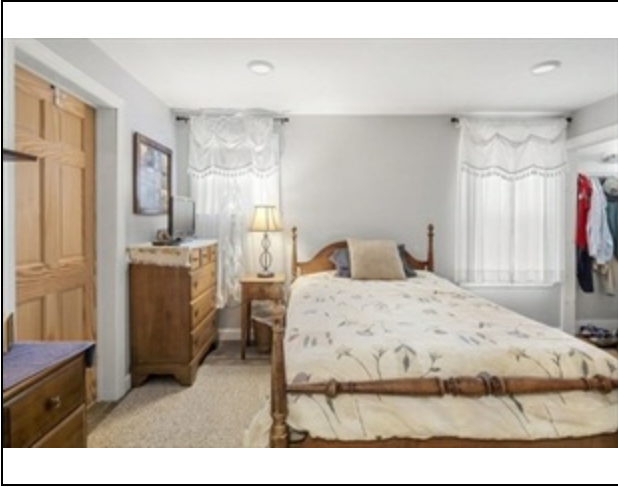
Sub-Agent: **Not Offered** Buyer Agent: **2%**  
Facilitator: **2%**  
Compensation Based On: **Net Sale Price**

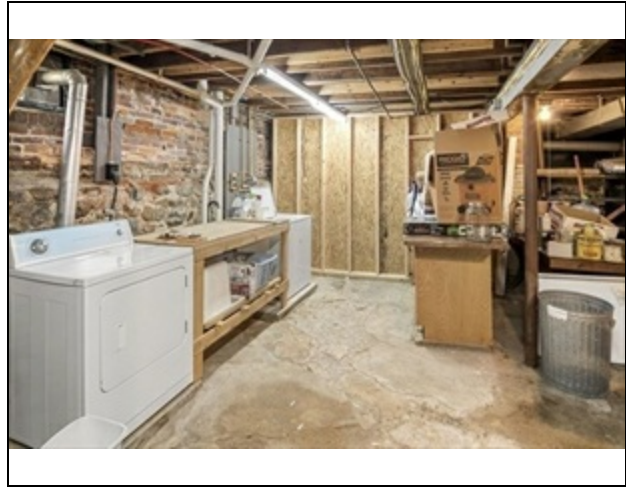
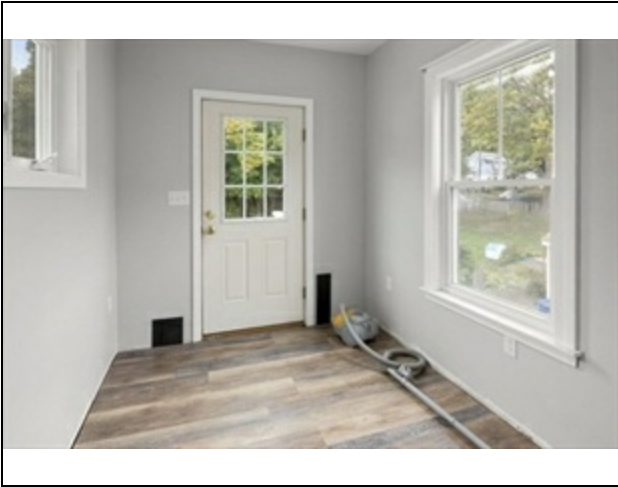
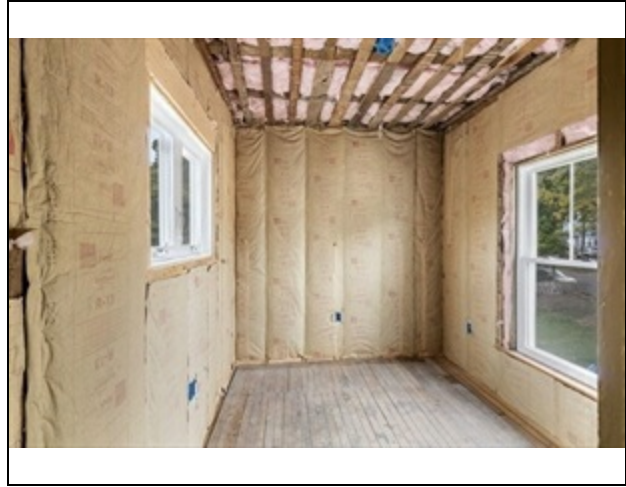
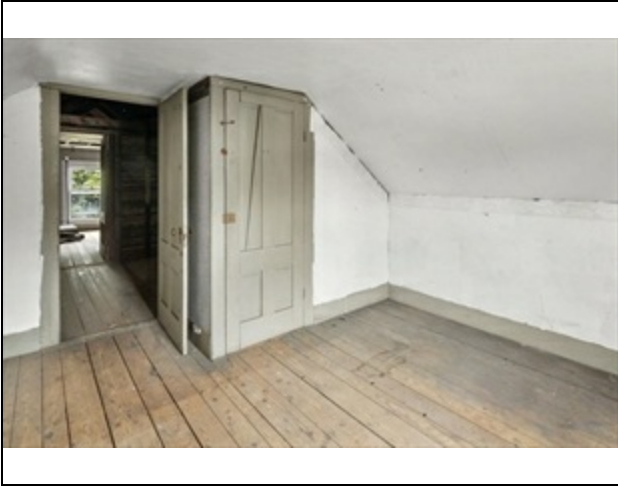
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