

567-569 Howe Avenue, Shelton, CT 06484

County: **Fairfield** Neighborhood: **Shelton Center**
 MLS#: **170353169**
Three Family For Sale

Status: **Active** List Price: **\$449,000**
 Last Update: **11/10/2020** Orig. List Price: **\$449,000**
 Tax Parcel#: **291388** Days On Market: **160**



Walkscore is: - - 77

Very Walkable - Most errands can be accomplished on foot.

Multi Family Property Information

Potential Short Sale: **No**

Total # of Units: **3** Style: **Units on different Floors** Total Rooms: **10** Bedrooms: **5** Bathrooms: **3 Full**
 Square Footage: Estimated HEATED Sq.Ft. above grade is **3,767**; total **3,767** Fireplaces:
 Public records lists total living Sq.Ft. of **3,767** and gross basement Sq.Ft. of **1,408** Home Warranty Offered: **No**
 New Construction: **No/Resale** Year Built: **1892 (Public Records)** Color: **Beige**
 Dir. Waterfront: **No** Acres: **0.11 (Public Records)** Zoning: **CB-2**
 Property Tax: **\$3,200** Mil Rate: **22.42** Assessed Value: **\$142,730** Tax Year: **July 2020-June 2021**

Unit Descriptions & Features

Unit	Est. SqFt.	Rooms	Beds	Full Baths	Part Baths	Rent/Month	Leased	Lease Expires	Occupant	Appliances Included
1		4	2	1		\$1,000	Monthly		Tenant	
2		3	1	1		\$850	Monthly		Tenant	
3		3	2	1		\$850	Monthly		Tenant	

Features

Laundry Facilities: **Laundry Hook Ups in some units**
 Exterior Siding: **Vinyl Siding**
 Construction Info.: **Frame** Foundation: **Stone** Roof: **Asphalt Shingle**
 Attic: **Has Attic with, Finished, Heated**
 Basement Desc.: **Full, Hatchway Access, Storage**
 Garage & Parking: **On Street Parking** Driveway Type: **None**
 Lot Description: **Level Lot**
 Waterfront Feat.: **Not Applicable**
 In Flood Zone: **No**
 Nearby Amenities: **Library, Park, Playground/Tot Lot**
 Exclusions: **Washer/Dryers and Refrigerator in Unit 1 Belong To Tenants**
 Oil Tank Location: **Non Applicable**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:

Utility Information

Hot Water System: **Electric, Natural Gas** Est. Annual Heating Cost:
 Heat Type: **Baseboard, Fueled By: Electric** Fuel Tank Location: **Non Applicable**
 Cooling: **Window Unit**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**
 Annual Sewer Usage Fee: **\$360** Sewer Assessment Info:

Financial Information

Gross Income: Gross Operating Expense: NET INCOME:

School Information

Elem: **Per Board of Ed** Interm: Middle: High: **Per Board of Ed**

Public Remarks

Tremendous investment opportunity with this great income producing property! Close to town center, easy access to major highway and other area amenities make this property desirable amongst owners and tenants alike. Nothing to do but collect income right away!! All units have separate utilities, tenant pays for Heat, HW and Cooking. Some units have laundry hook ups inside. There are two additional bonus units, one currently renting for \$850/month and the other has the potential to rent for \$1,000/month. Seller and agent do not make any representations on the status of the additional units, buyer do your own due diligence. Property Sold As-Is.

Confidential Agent Remarks

One BAC payable upon Title Passing on Net Purchase Price. Only Buyer and BA permitted for showings. Buyer pre-approval or proof of funds letter to be provided prior to showings. Listing agent present for all showings. Please wear masks and gloves when showing.

Marketing History

Current List Price: **\$449,000** Last Updated: **11/10/20** DOM: **160**
 Previous List Price: **\$449,000** Entered in MLS: **11/10/20** CDOM: **160**
 Original List Price: **\$449,000** Listing Date: **11/10/20** Expiration Date:

Showing & Contact Information

Showing Inst: **24 Hr Notice Required, Call List Agent for Appointment | Showings M-F 10am - 5pm, Weekend 12-5pm**
Lockbox: **None/** Date Available: **Immediately** Bank Owned: **No**
Owner: **On Record** Owners Phone: Occupied By: **Tenant**
Directions: **Howe Ave**

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **No**
Buyer's Agent Comp.: **2.5% of sale price**
Compensation Notes: **Paid on Net Purchase Price**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, immoviewer**
The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com**

*** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ***

Listing Agent/Broker Information

List Agent: **[Viola Sallaku \(20129\)](#)** Lic.#: Phone: **(203) 521-0343**
Website: Email: **violasallakureb@gmail.com**
List Office: **[Coldwell Banker Realty \(CBRB131\)](#)** Phone: **(203) 322-2300**
Website:

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