

9-11 Maple St

Spencer, MA



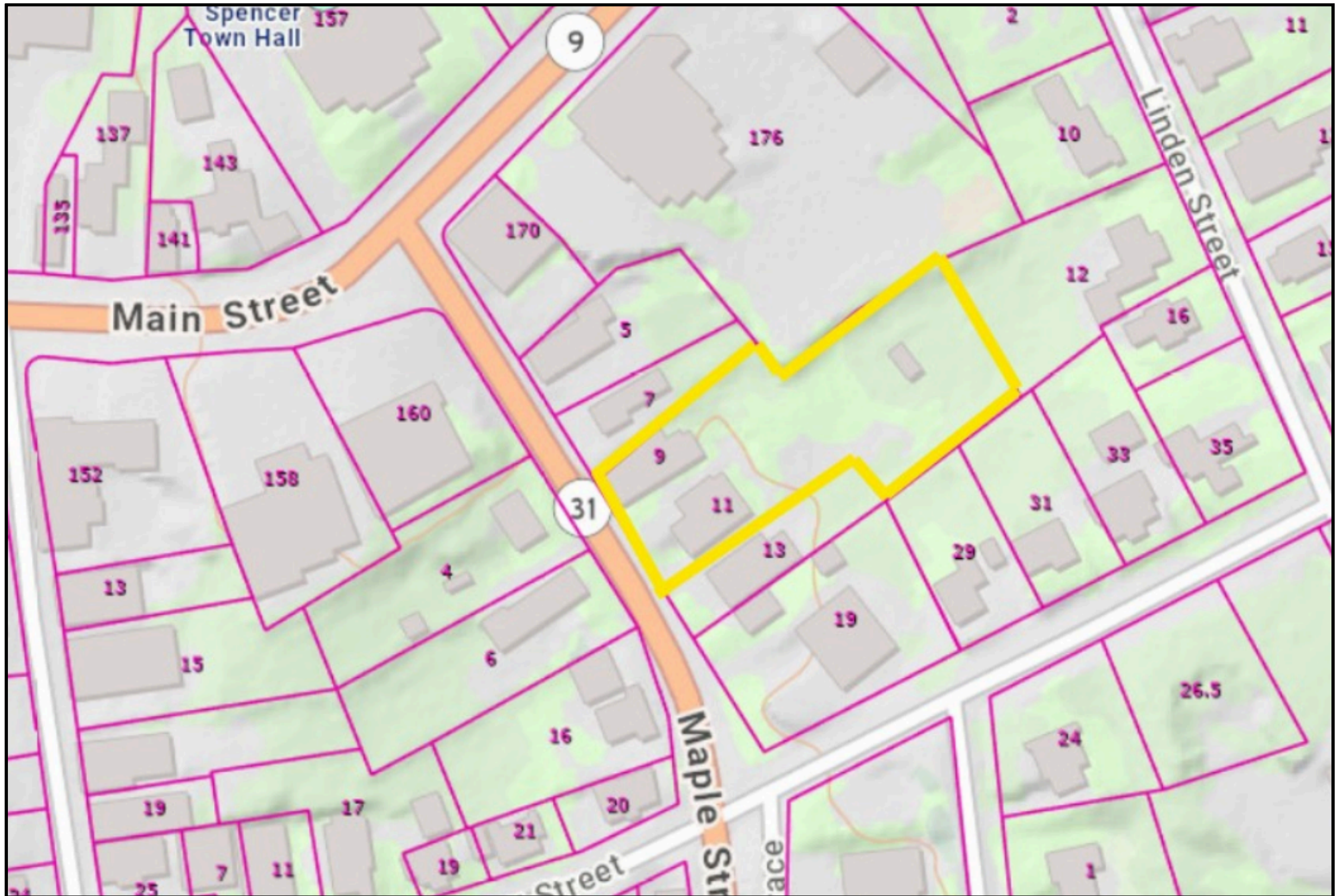
JIM BLACK GROUP  
REAL BROKER MA LLC  
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## Property Highlights:

- **Cash-Flowing 11-Unit Investment** – fully occupied, strong in-place income, rare multi-family package in Spencer
- **Two-Building Portfolio** – diversified setup across 9–11 Maple St offering scale and stability
- **Unit Mix** – 10 one-bedroom units and 1 two-bedroom unit with broad tenant appeal
- **Strong Rental Demand** – consistent occupancy supported by desirable layout and layout flexibility
- **Tenant Convenience** – shared on-site laundry and ample off-street parking
- **Income Growth Potential** – upside through future rent increases and value-add opportunities
- **Prime Location** – central Spencer setting near shops, restaurants, and everyday amenities
- **Investor Opportunity** – ideal for portfolio expansion, stable cash flow, and long-term appreciation



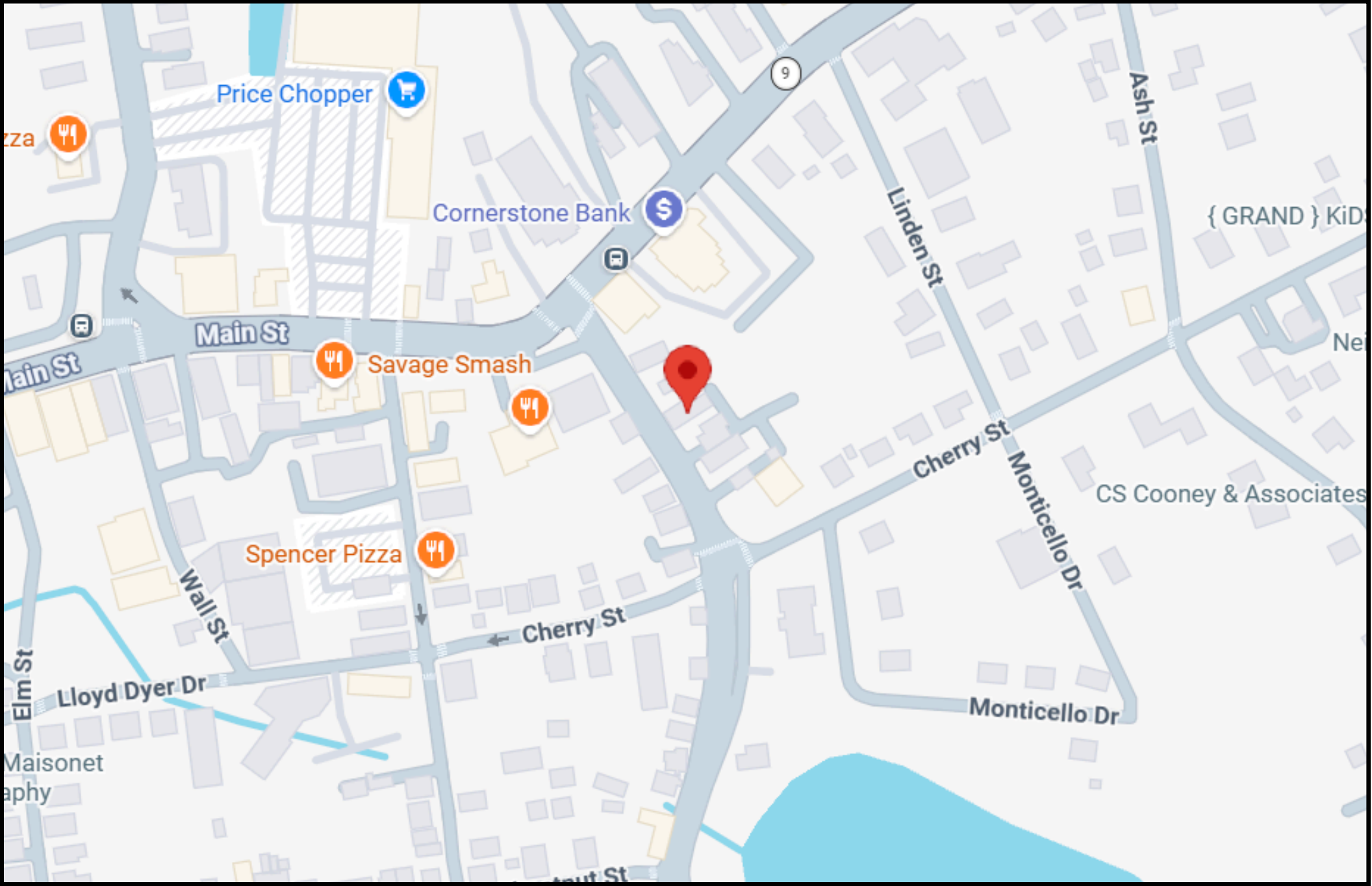
# Plot Plan:



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**AREA MAP : PRIME AND CONVENIENT LOCATION!**



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## Offer Packet should include:

- Buyer Pre-approval Letter or Proof of Funds
- Signed Mandatory Agency Disclosure (if applicable)
- Signed MA Mandatory Home Inspection Disclosure
- Signed Lead-Based Paint Disclosure
- Copy of deposit check made payable to Real Broker LLC

## Disclosures:

- All measurements are approximate, buyer agent to confirm.
- List agent is owner



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Black  
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real

Brokered by: Real Broker, LLC



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