



**MLS # 73495143 - Active
Multi Family - 5-9 Family**

**28 Church Street
North Attleboro, MA 02760
Bristol County**

List Price: **\$1,625,000**

Color:

Total Floors: **3**

Total Rooms: **21**

Total Units: **7**

Total Bedrooms: **8**

Total Rent: **\$9,150**

Total Bathrooms: **6f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Approx. Acres: **0.35 (15,329 SqFt)**

Approx. Street Frontage:

Directions: **Refer to GPS**

RARE INVESTMENT OPPORTUNITY. Well-maintained 7-unit multifamily in the heart of downtown North Attleboro. Long Term Tenants. This asset boasts strong cash flow with significant upside potential. The property features - large 6 one-bedroom units and 1 two-bedroom unit, each with its own private entrance, wood flooring. Tenants pay own electric (separately metered) Heat and hot water are landlord-paid with 7 individual energy-efficient zones. Town water & sewer. The building is vinyl sided with decks, asphalt shingle roof (2006), updated windows (2008), water heater (2023), heating system (2018), 10 deeded off-street parking spaces, driveway sealed (2025), irrigation system, secured storage units in the bsmt, washer/dryer coinop in basement. Automated fire alarm system. Conveniently located near major routes/highways/shopping/dinning/public transportation.

Property Information

Approx. Living Area Total: **4,798 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **4,798 SqFt**

Approx. Below Grade:

Living Area Disclosures: **All information deemed reliable but not guaranteed; buyer/agent to verify.**

Heat/Cool Units:

Heat/Cool Zones: **7**

Total Parking Spaces: **10 Off-Street, Paved Driveway, On Street Without Permit**

Garage Spaces: **0**

Disclosures: **All information deemed reliable but not guaranteed; buyer/agent to verify.**

Annual Expenses For Fiscal Year Ending 12/25

Heating: Repair & Maintenance:

Management:

Gross Income: **\$131,400**

Gas: Trash Removal:

Miscellaneous:

Gross Expenses: **\$31,143**

Electricity: Sewer:

Ann. Prop. Oper. Data: **Yes**

Net Income: **\$100,257**

Water: Insurance:

Annual Expense Source: **Owner Provided**

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,150** Lease: **Yes**

Rent Includes: **Heat, Gas, Water, Hot Water, Other (See Remarks)**

Unit #2

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,500** Lease: **Yes**

Rent Includes: **Heat, Gas, Water, Hot Water, Other (See Remarks)**

Unit #3

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: Rent: **1,650** Lease:

Rent Includes: **Heat, Gas, Water, Hot Water, Other (See Remarks)**

Unit #4

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: Rent: **1,750** Lease: **Yes**

Rent Includes: **Heat, Gas, Hot Water, Other (See Remarks)**

Unit #5

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: Rent: **1,550** Lease: **Yes**

Rent Includes: **Heat, Gas, Hot Water, Other (See Remarks)**

Common Areas

Rooms: **Laundry**

Interior Features: **Storage, Stained Glass Window(s)**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Medical Facility, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Full, Interior Access**
Beach: **No**
Electric: **Individually Metered**
Exterior: **Vinyl**
Exterior Features: **Porch, Storage Shed**
Foundation Size:
Foundation Description: **Concrete Block**
Hot Water: **Natural Gas**
Lot Description: **Paved Drive, Level**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1910** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$947,700**
Tax: **\$11,173** Tax Year: **2025**
Book: **17801** Page: **159**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Keller Williams Elite**  (508) 695-4545

Listing Agent: **Kelly Crowley**  (734) 274-0707

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises, Email List Agent**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises, Email List Agent**

Special Showing Instructions: **Email or text Listing Agent to schedule showing.**

Firm Remarks

All information deemed reliable but not guaranteed; buyer/agent to verify. See offer instructions.

Market Information

Listing Date: **4/2/2026**

Days on Market: Property has been on the market for a total of **40** day(s)

Expiration Date: **10/1/2026**

Original Price: **\$1,625,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **40** day(s)

Office Market Time: Office has listed this property for **40** day(s)

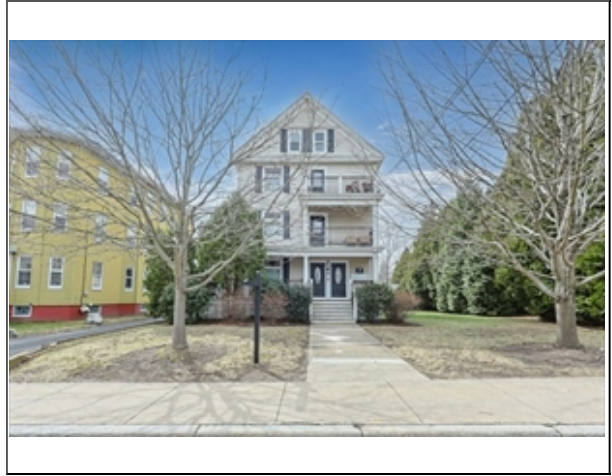
Cash Paid for Upgrades:

Seller Concessions at Closing:

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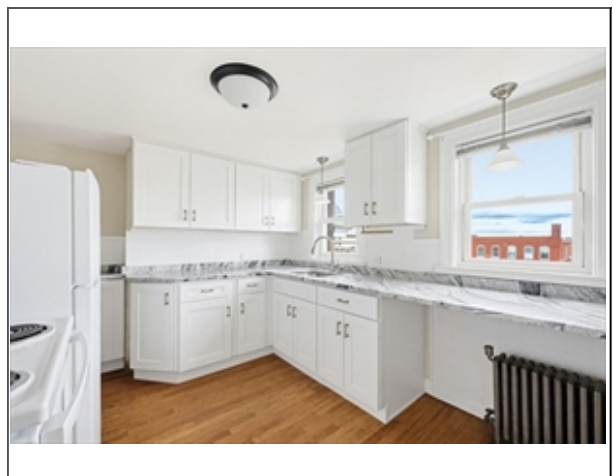
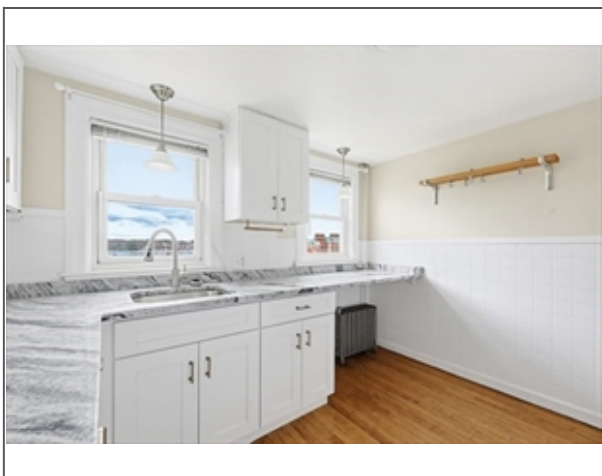
Multi Family - 5-9 Family
List Price: \$1,625,000



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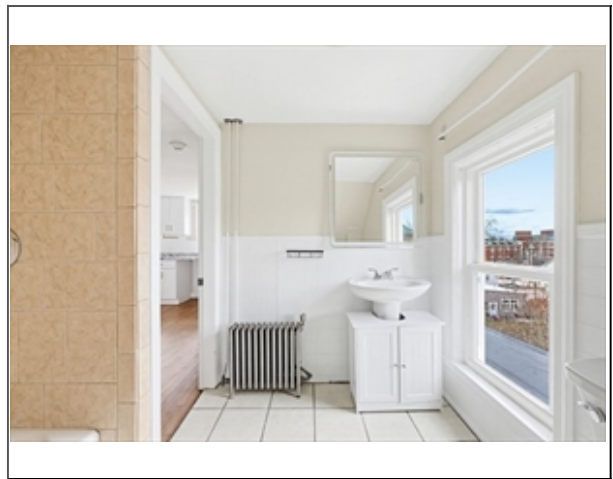
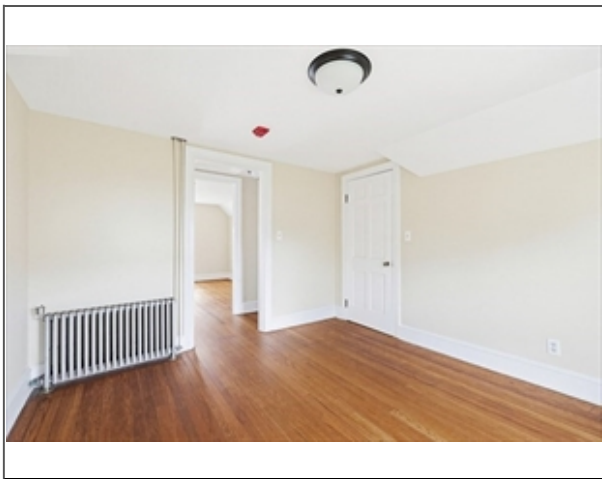
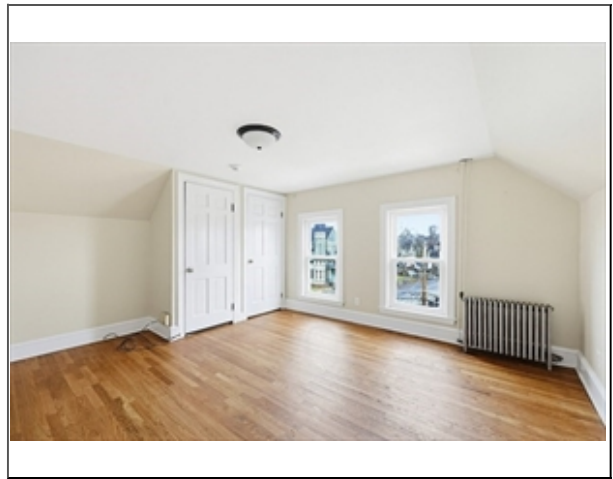
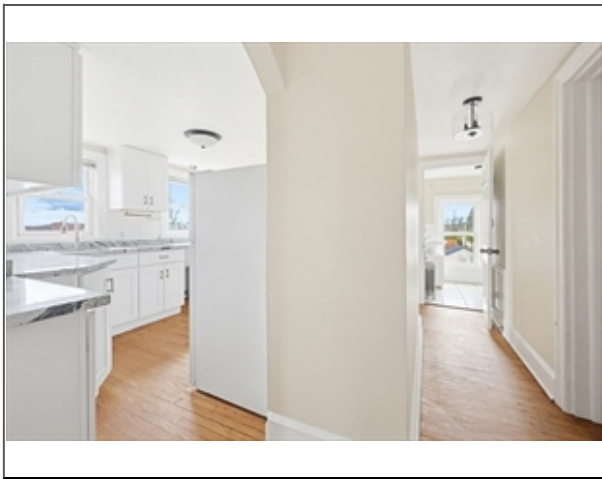
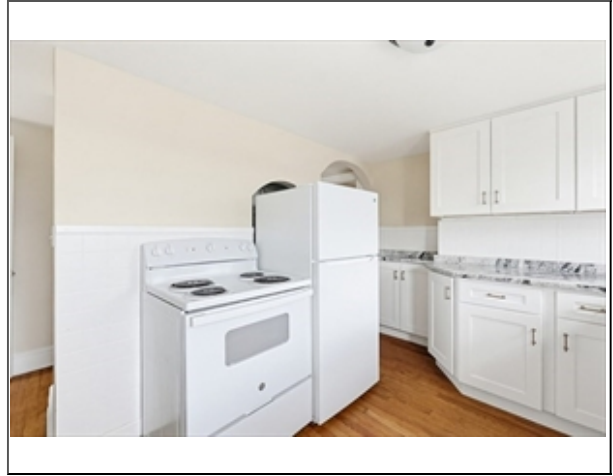
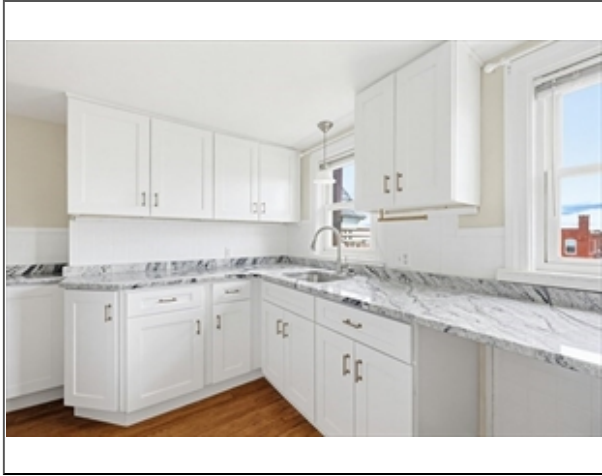
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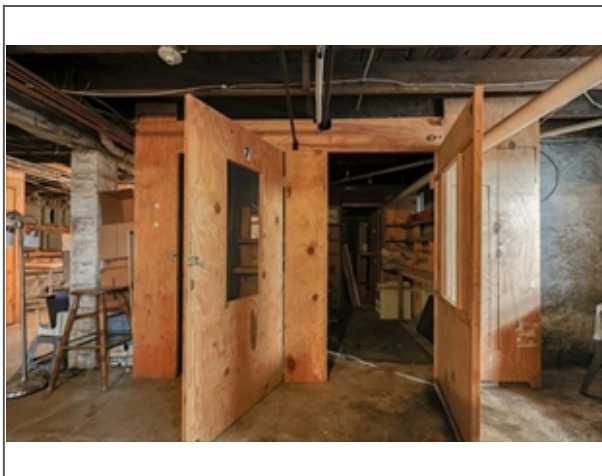
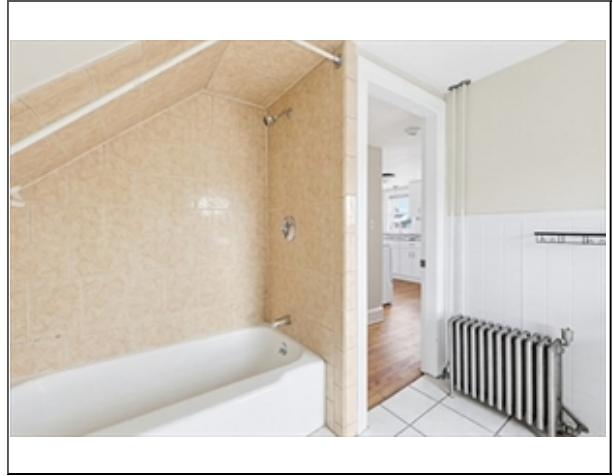
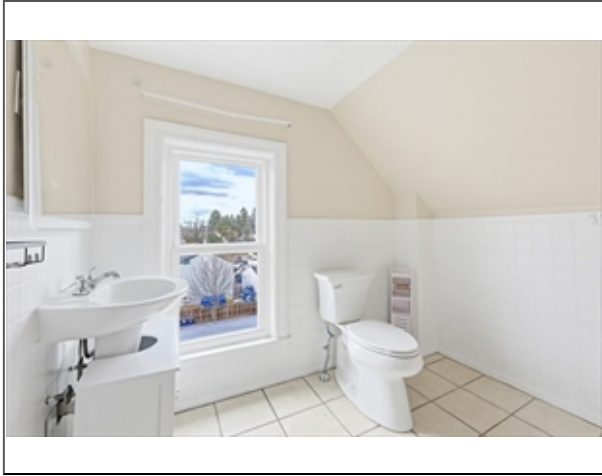
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Total Fireplaces: **0**

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High School:

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Approx. Street Frontage:

Directions: **Refer to GPS**

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Approx. Below Grade:

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Heat/Cool Zones: **7**

Total Parking Spaces: **10 Off-Street, Paved Driveway, On Street Without Permit**

Garage Spaces: **0**

Disclosures: **All information deemed reliable but not guaranteed; buyer/agent to verify.**

Annual Expenses For Fiscal Year Ending 12/25

Heating: Repair & Maintenance:

Management:

Gross Income: **\$131,400**

Gas: Trash Removal:

Miscellaneous:

Gross Expenses: **\$31,143**

Electricity: Sewer:

Ann. Prop. Oper. Data: **Yes**

Net Income: **\$100,257**

Water: Insurance:

Annual Expense Source: **Owner Provided**

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,150** Lease: **Yes**

Rent Includes: **Heat, Gas, Water, Hot Water, Other (See Remarks)**

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Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,500** Lease: **Yes**

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Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: Rent: **1,650** Lease:

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Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: Rent: **1,750** Lease: **Yes**

Rent Includes: **Heat, Gas, Hot Water, Other (See Remarks)**

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Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: Rent: **1,550** Lease: **Yes**

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Common Areas

Rooms: **Laundry**

Interior Features: **Storage, Stained Glass Window(s)**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Medical Facility, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Full, Interior Access**
Beach: **No**
Electric: **Individually Metered**
Exterior: **Vinyl**
Exterior Features: **Porch, Storage Shed**
Foundation Size:
Foundation Description: **Concrete Block**
Hot Water: **Natural Gas**
Lot Description: **Paved Drive, Level**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1910** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

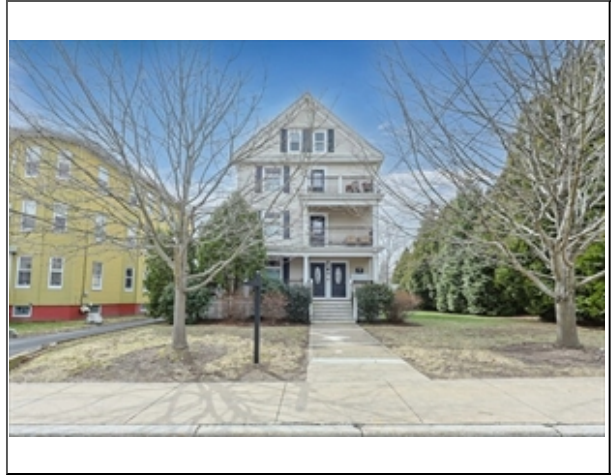
Tax Information

Pin #:
Assessed: **\$947,700**
Tax: **\$11,173** Tax Year: **2025**
Book: **17801** Page: **159**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

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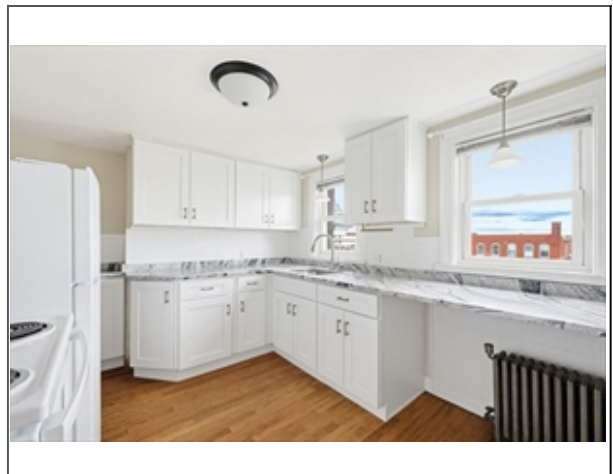
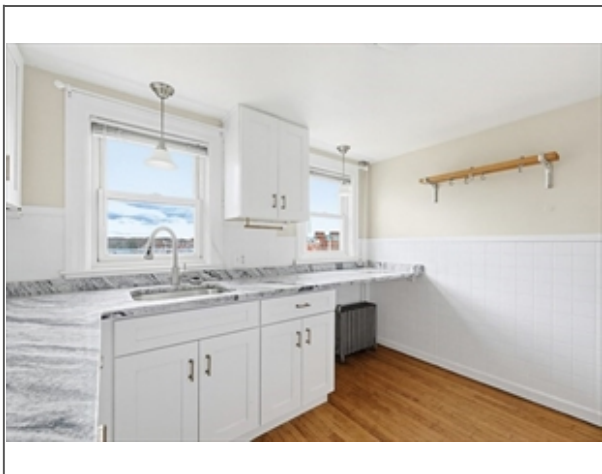
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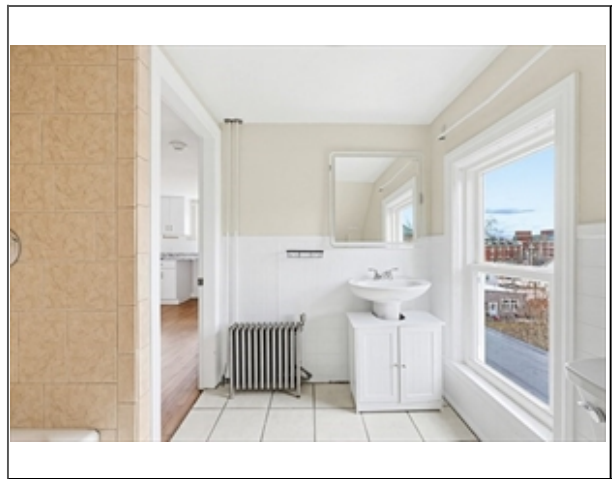
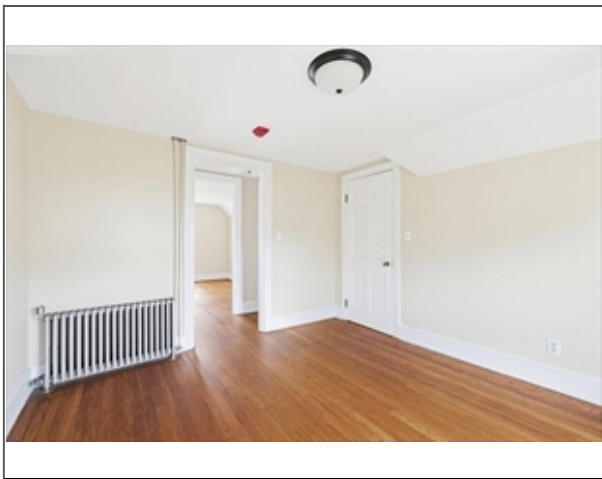
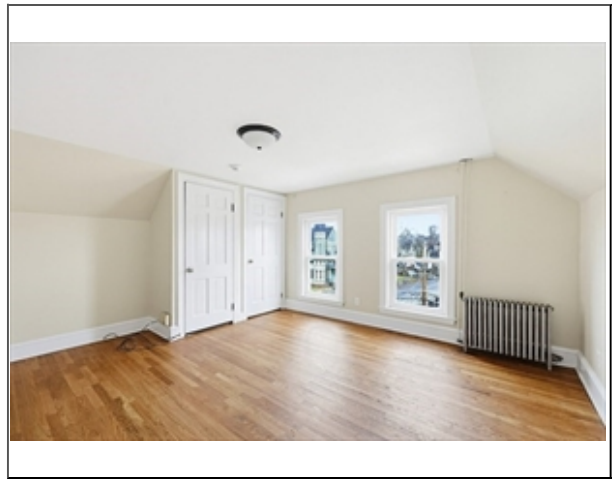
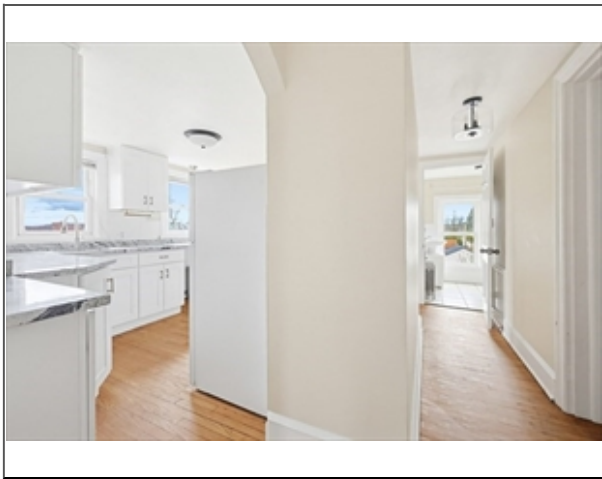
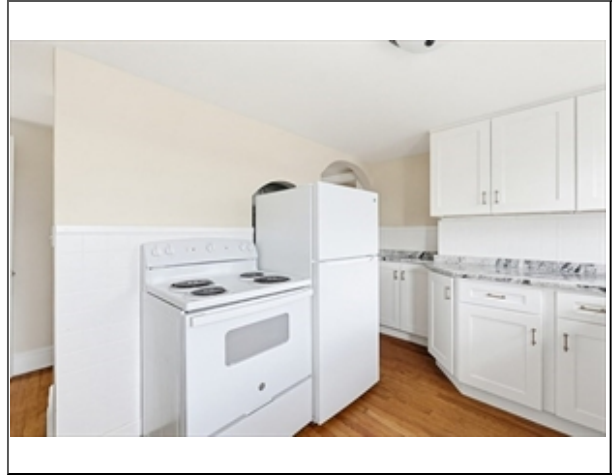
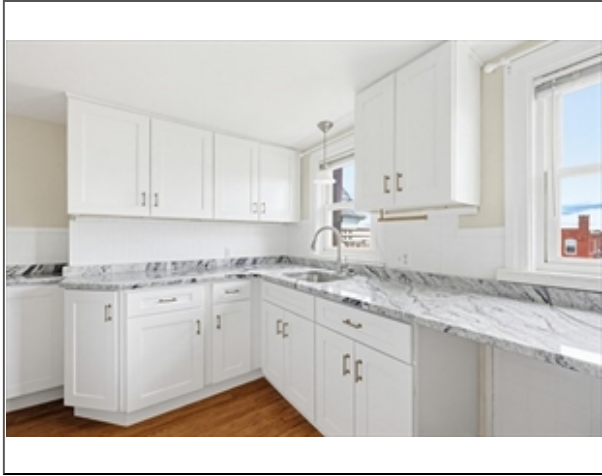
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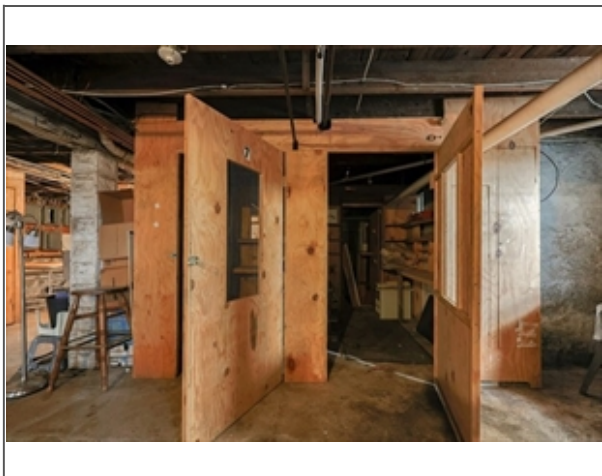
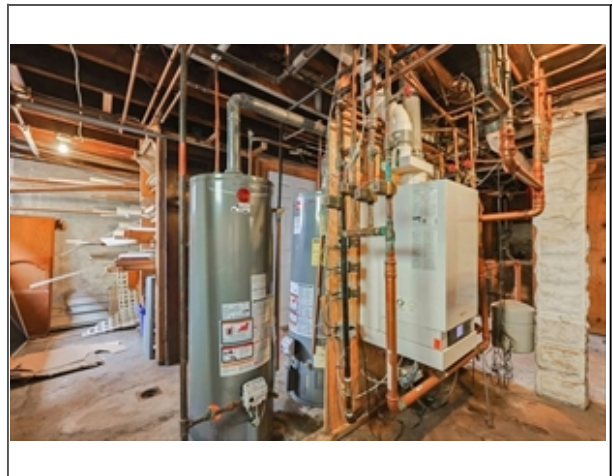
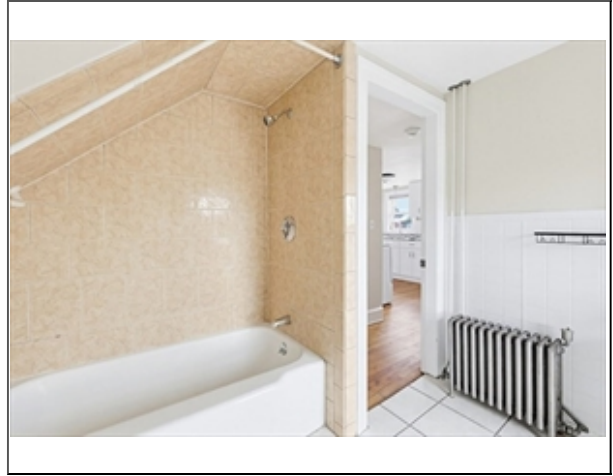
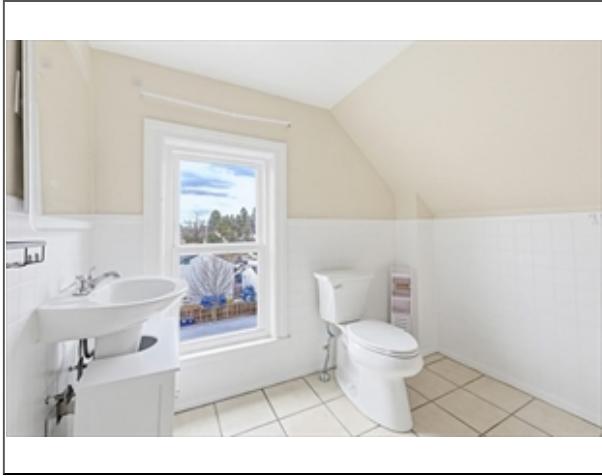
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