

♠ Listing

121-123 Sumac Street, Waterbury, CT 06704

Status: Active

County: New Haven Neighborhood: North End Last Update: **05/03/2025** Orig. List Price: \$490,000

DOM: 9

List Price:

\$490,000

MLS#: 24086627 **Two Family For Sale** 





Recent: 05/03/2025: NEW

Walkscore is: - - 21

Car-Dependent - Almost all errands require a car.

**Multi Family Property Information** 

Potential Short Sale: No.

Total # of Units: 2 Style: Units are Side-by-Side Total Rooms: 18 Bedrooms: 8 Bathrooms: 4 Full & 2 Half

Estimated HEATED Sq.Ft. above grade is 2,108; total 2,108 Square Footage: Fireplaces:

Public records lists total living Sq.Ft. of 2,108 and has no gross basement area Home Warranty Offered: No

information.

New Construction: No/Resale Year Built: 1989 (Public Records) Color: Beige Dir. Waterfront: Acres: 0.34 (Public Records) Zonina:

No Mil Rate: 49.44

Assessed Value: \$164,920 Tax Year: July 2024-June 2025 Property Tax: \$6,261

Unit Descriptions & Features

Unit Est. SqFt.	Rooms	<u>Beds</u>	Full Baths	Part Baths	Rent/Month	Leased	Lease Expires	Occupant Appliances Included	
1	7	3	1	1	\$2,000			Tenant	
2	7	3	1	1	\$2,000			Tenant	
3	2	1	1		\$900				
4	2	1	1		<b>\$900</b>				
Features									

Laundry Facilities: Hook-Up In Unit 1, Hook-Up In Unit 2, Basement

Deck, Gutters Exterior Features: Exterior Siding: Vinyl Siding

Construction Info.: Roof: Shingle Frame Foundation: Concrete

Attic: Has Attic with, Access Via Hatch

Partial, Concrete Floor, Interior Access, Storage Basement Desc.: Garage Spaces: Parking Spaces: 8 Car Driveway Type:

Unpaved, Off Street Parking, None Garage/Parking Type:

Lot Description: Sloping Lot Waterfront Feat.: **Not Applicable** 

Property is being sold as-is with existing tenants in place. Exclusions:

Radon Mitigation; Air No, Water No

Home Owners Association Information

Home Owner's Association: No Association Fee:

Association Fee Provides:

**Utility Information** 

Hot Water System Electric Est. Annual Heating Cost:

Heat Type: Baseboard, Fueled By: Electric Fuel Tank Location:

Cooling: Radon Mitigation: Air No, Water No None

Water & Sewer Service: Public Water Connected, Sewage System: Public Sewer Connected

Financial Information

NET INCOME: Gross Income: Gross Operating Expense:

School Information

Elem: Woodrow Wilson Interm: Per Board of Ed Middle: North End High: Wilby

**Public Remarks** 

SOLID INVESTMENT. FLEXIBLE LAYOUT. CASH FLOW FROM DAY ONE. This extended side-by-side two-family home offers the kind of versatility and reliable rental income that investors seek but rarely find. Built in 1989 and set at the end of a quiet dead-end street, this well-maintained property is being sold fully occupied, with photos shown from prior to tenant move-in. Each mirror-image duplex offers 3 bedrooms, 1.5 baths, an eat-in kitchen, a spacious living room, private laundry, ample storage, and its own back deck. Outside, there's abundant off-street parking and nearly a quarter acre of green space behind



the house-an inviting shared yard that tenants will appreciate. A standout feature for savvy buyers: each unit includes a separate lower-level space with its own walk-out access, wet bar, full bath, and two flexible-use rooms. These additional areas offer tremendous versatility for extended living, work-from-home needs, or long-stay guests-enhancing long-term rental appeal. Conveniently located near I-84, shopping, schools, and parks, this is a turn-key investment with strong cash flow and upside. For well-qualified investors, seller will consider offering owner financing-making this an even more compelling opportunity.

Marketing History

Acceptable Financing: Owner

Current List Price: \$490,000 Last Updated: 05/03/25 Off Market Date: DOM: 9
Previous List Price: \$490,000 Entered in MLS: 05/01/25 Bank Owned: No CDOM: 9

Original List Price: \$490,000 Listing Date: 05/01/25

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