



305 SOUTH FRANKLIN ST, HOLBROOK MA 02343

<https://www.toddsandler.com>

RARE find in Holbrook! Great opportunity in a prime Holbrook location! This incredibly spacious, hard to find 56' x 30' THREE FAMILY home sits on nearly an acre of land and boasts over 4,500 square feet of total living space!!! All 3 units have very generous living areas and each has its own IN-UNIT LAUNDRY [...]

\$799,900

- 6 beds
- 3 baths
- Residential Income
- 3 Family - 3 Units Up/Down
- Active
- 4598 sq ft



Jayden Barra

Todd A. Sandler REALTORS®

Basics

Date added: Added 1 week ago



Todd A. Sandler, Inc. Realtors®
Serving Randolph, Holbrook, & Avon, MA

Location Info

Directions: Please use GPS.

cf County: Norfolk

cf Community Features: Public Transportation, Shopping, Laundromat, Highway Access, Public School, Sidewalks

NewConstructionYN: No

Interior Features

cf Total Rooms: 15

Bedrooms: 6 beds

Bathrooms: 3 baths

1/2 Baths: 0 half baths

cf Interior Features: Living Room, Dining Room, Kitchen, Laundry Room

cf Appliances: Range, Refrigerator, Washer, Dryer

cf Flooring: Tile, Vinyl, Carpet, Hardwood

cf Has Fireplace: No

cf Basement: Interior Entry, Sump Pump, Concrete, Unfinished

cf Building Area Total: 4598

cf Laundry Features: Washer Hookup

cf Levels: 3

Exterior Features



Lot size: 0.85 acres

cf Is New Construction: No

cf Stories: 3

cf Construction Materials: Frame

cf Above Grade Finished Area: 4598

cf Has Additional Parcels: No

cf Road Surface Type: Paved

cf Is Garage Attached: No

cf Parking Features: Paved Drive, Off Street, Common, Paved

cf Has Open Parking: Yes

cf Has Private Pool: No

cf Has Spa: No

cf Fencing: Fenced/Enclosed

cf Has View: No

Lot Size - Sq Ft: 36830, 0.85

cf Exterior Features: Balcony, Rain Gutters, Professional Landscaping, Garden

cf Total Stories: 3

cf Roofing: Shingle

cf Foundation Details: Concrete Perimeter, Stone

cf Road Frontage Type: Public

cf Has Garage: No

cf Has Carport: No

cf Parking Total: 5

cf Open Parking Spaces: 5

cf Pool Features: Above Ground

cf Patio and Porch Features: Screened, Deck - Wood

cf Other Structures: Shed(s)

cf Is Waterfront: No

Utilities

cf Has Cooling: Yes

cf Has Heating: Yes

cf Electric: Circuit Breakers, 100 Amp Service, Common, Individually Metered

cf Sewer: Public Sewer

cf Cooling: Central Air

cf Heating: Forced Air, Natural Gas, Common

cf Water Source: Public

cf Utilities: for Gas Range, Washer Hookup

Additional Information



Todd A. Sandler, Inc. Realtors®
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Status: Active

Type: Residential Income

cf Accessibility Features: Handicapped Equipped, Accessible Entrance

cf Tax Year: 2026

Category: 3 Family - 3 Units Up/Down

MLS ID: 73580958

cf Annual Tax Amount: \$11,778

cf Tax Assessed Value: \$972,600

cf Disclosures: OFFERS DUE MONDAY (9/28) AT 2PM! 1st floor is delivered vacant. 2nd and 3rd floor lease expires 12/31/26. Tenants do not plan on renewing lease. Per seller: Roof was replaced in 2020, hardwood is under carpet in 2nd floor bedrooms.

Visibly Hidden Fields

cf Street Number: 305

cf City: Holbrook

cf Zip Code: 02343

cf Street Name: South Franklin St

cf State: MA

