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**Kelleher and Pentore of Horvath & Tremblay broker \$2.65m sale**

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Somerville, MA Dennis Kelleher and John Pentore of Horvath & Tremblay, have arranged the sale of a multifamily building located at 133 Walnut St. The 7-unit property sold for a price of \$2.65 million.

Dennis Kelleher, Horvath & Tremblay

John Pentore, Horvath & Tremblay

133 Walnut St. is set in an urban location in the densely populated Winter Hill neighborhood of the city. The property is located less than one and a half miles from Assembly Row, a unique destination where residents visit to shop, dine, live, and work. Assembly Row offers shopping and dining outlets of all varieties. Also located within a few blocks of the property is the Somerville High School. This location on Walnut St. offers quick access to downtown Boston via local bus routes located along nearby Pearl St. and the property is near I-93. Adding appeal to commuters is the proposed Gilman Sq. Green Line Stop located less than ¼ mile from the property. The value add property provides the new investor with an attractive unit mix of 2 four-bedroom, one bathroom units, 4 three-bedroom, one bathroom units, 1 one-bedroom, one bathroom unit and two off-street parking spaces in one of the strongest rental markets in the area.

Horvath and Tremblay is one of the most active and successful Investment Real Estate Brokerage firms in New England. Their advisors specialize in the sale of apartment buildings, mixed-use properties, and development projects. They have experience successfully structuring portfolio sales and 1031 exchanges. They have a dedicated buy side desk that provides real time inventory and market data to each individual client placing capital or fulfilling a 1031 exchange requirement. The firm is dedicated to being the best source of

information and expertise in the marketplace for private investors, developers, institutions, and industry professionals.

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