



CELEBRATING  
55 YEARS

# nerelj

## **Simon Butler, Biria St. John and Michael Byrne of Cushman & Wakefield broker \$2.3 million sale of 7 Story Street**

April 21, 2011 - Front Section

Cushman & Wakefield (C&W) completed the sale of 7 Story St., a 4-unit apartment building located in Harvard Sq. C&W's capital markets group, including Simon Butler, Biria St. John and Michael Byrne, exclusively represented the seller, 7 Story Street, Inc. and procured the buyer, Harvard Square Holdings, LLC. The property traded for a price of \$2.325 million or \$581,250 per unit.

7 Story St. consists of a four-story building comprised of wood-frame construction over stone and concrete foundation. The apartments consist of four floor-through apartments totaling 6,128 s/f with 2 four-bedroom and 2 five-bedroom apartments. The property also offers a driveway with three (3) parking spaces.

7 Story St. represented a value-add opportunity for the buyer and a location that is second to none in the heart of Harvard Sq. Adding to the area's desirability for residents is the Harvard Sq. T station, which is the second busiest T stop with over 19,600 passengers entering the station daily.

With a market anchored by Harvard University, one of the most recognizable institutions in the world and multiple avenues of value creation, 7 Story St. offered the buyer the security of an "A+" location with upside benefits.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540