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## **Girolamo of Horvath & Tremblay sells two apt. buildings for \$2.597m**

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42 Beckford Street - Beverly, MA

Beverly, MA Stephen Girolamo of Horvath & Tremblay has arranged the sales of two apartment buildings consisting of 12 units for \$2.597 million. 42 Beckford St. sold for \$1.29 million (\$215,000 per unit) and 26-28 Railroad Ave. sold for \$1.307 million (\$217,833 per unit).

42 Beckford St. contains six units and is comprised of five one-bedroom/one-bathroom units and one two-bedroom/one-bathroom unit in 4,191 s/f of living area on a 0.07-acre parcel with off-street parking. The property has been completely renovated, with cosmetic updates to the common areas and exterior, while the units have been updated with granite countertops and modern amenities.

26-28 Railroad Ave. contains six units and is comprised of two buildings with five one-bedroom/one-bathroom units and one two-bedroom/two-bathroom unit in 3,838 s/f of living area within 5,757 s/f of gross area on a 0.085-acre parcel. All six units have recently been renovated and the property includes off-street parking for two vehicles.

26-28 Railroad Ave. - Beverly, MA

Both assets are located in close proximity to Beverly Depot with service to Boston on the Newburyport/Rockport Line as well as Cummings Center, a two-million s/f, 77-acre campus that is home to more than 600 companies and 4,000 employees.

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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