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## Kelleher, Pentore & McCarthy of Horvath & Tremblay handle \$3.025 million sale

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South Boston, MA Dennis Kelleher, John Pentore and Mike McCarthy of Horvath & Tremblay have completed the sale of a four-unit mixed-use building. The investment property sold for \$3.025 million, closing at \$756,250 per unit and a 5.4% cap rate.

564 East Broadway, constructed in 1910, is a desirable, mid-rise building containing one office unit at street-level and three residential units consisting of three four-bedroom/one-bathroom units. The property is fully stabilized and since acquisition in 2017 has undergone extensive renovations, including new kitchens and bathrooms in units three and four with modern amenities, new heating systems in all units as well as central air in the fully remodeled office space, upgraded electrical service and hardwood floors throughout.

564 East Broadway is situated in an urban infill location on one of the main streets in the neighborhood.

The East and West sides of Broadway offer countless amenities, with endless dining, retail, and nightlife options, and an MBTA bus stop right in front of the property. The location offers access to Boston's best areas, including the Seaport District, Downtown Boston, Back Bay, the North End, and the South End.

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