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## Kelleher and Pentore of Horvath & Tremblay sell nine-units for \$3.3m

April 02, 2021 - Front Section



9-19 Brown Street - Waltham, MA

Waltham, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have successfully completed the sale of a nine-unit multifamily building. The duo represented the seller and procured the buyer to complete the transaction at a sale price of \$3.3 million, which is \$366,667 per unit.

The property consists of a turn-key, nine-unit multifamily building located at 9-19 Brown St. The property consists of 6,399 s/f of living area on a 0.44-acre parcel. Both the building and units have been substantially renovated over the last few years.

Highlights at the property include new kitchens and bathrooms, coin-operated laundry in the basement, and 18 off-street parking spaces, including six garage spaces. 9-19 Brown St. is well-located on a tree-lined residential street, less than two blocks from Moody St. The location offers a multitude of shopping, dining, and entertainment options within a short walking distance. The property is a few blocks from a bus stop that offers "Express Bus" service to Back Bay and the Financial District in Boston, and local service to the Waltham Commuter Rail Station, less than one mile away. The property is also two miles away from both Brandeis and Bentley University.

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