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## **Kelleher and Pentore of Horvath & Tremblay handle \$3.8 million sale of an 11-unit apartment building in Watertown, MA**

June 25, 2021 - Front Section



24 Church Street - Watertown, MA

Watertown, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have completed the sale of an 11-unit apartment building. The duo exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$3.8 million, which is \$345,455 per unit.

The property, located at 24 Church St., consists of a three-story, brick-style, apartment building containing 11 units in 11,208 s/f of livable area on a 0.21-acre parcel in Watertown Sq. The property features ten one-bedroom/one-bathroom units and one office space that is leased to an acupuncturist.

The property also features an underground parking garage with 10 spaces, and two additional on-site parking spaces, attractive landscaping, separately-metered electricity, individual balconies/patios and coin-operated laundry in the basement for all tenants.

24 Church St. is situated in an urban infill location in an amenity-rich residential neighborhood immediately adjacent to the Watertown Sq. commercial district.

Watertown Sq. is a lively commercial district with numerous retailers, restaurants, nightlife and public transportation options. The location is only six miles from downtown Boston and is appealing to commuters for its proximity to The Mass Pike (I-90), Storrow Dr, and I-95/Route 128.

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