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## **Pouladian of North Shore Realty Advisors, Inc. sells 67 Tudor St., Lynn, MA for \$5.3 million**

July 01, 2022 - Front Section



Lynn, MA Dan Pouladian of North Shore Realty Advisors, Inc. sold 67 Tudor St., a 27-unit apartment building. This asset sold for \$5.3 million, or \$196,296 per unit.

Dan Pouladian

The property offers investors a vast amount of untapped value by increasing rents to market levels as well as the opportunity to implement a comprehensive unit renovation program that would generate significant rental income upside.

The four-story separately metered property consists of 27 residential units with a blend of studio and one-bedroom apartments. The building is 16,804 rentable s/f and 19,156 total gross s/f and situated on .17 acres.

This location provides residents with transit access with multiple bus stops on Newhall St., Surfside Rd. and Beach Rd. The property is also a short distance to the Lynn Commuter Rail with a 15-minute commute into Boston and a short walk to the Community College, Nahant Beach, Lynn Shore Dr. and Swampscott.

Pouladian was the exclusive agent represented the seller and procured the buyer through his private client network.

