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## **North Shore Realty Advisors, Inc. sells 26-30 Harwood St. in Lynn, MA for \$5.765m**

July 29, 2022 - Spotlights



Lynn, MA Dan and Sara Pouladian of North Shore Realty Advisors, Inc. sold The Harwood Street Apartments located at 26-30 Harwood St., a 24-unit portfolio. This asset sold for \$5.765 million equating to \$240,208 per unit.

This offering was held by the same ownership for 35 years and provided a rare value-add opportunity by converting units into increased bedroom counts creating a higher return on investment. The Harwood St. Apartments consists of two three-story 12-unit apartment buildings adjacent to each other with a unit mix of 15 two-bedrooms and nine one-bedrooms. The property is 23,256 rentable s/f and 32,990 total gross s/f.

Pouladian's knowledge and guidance of the market provided the seller with multiple offers without a

formal asking price. Pouladian as the exclusive agent represented the seller and procured the buyer through their private client network.

North Shore Realty Advisors, congratulates both the seller and buyer as well as George Gaudet from DCU for securing the loan.

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