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Kelleher and Pentore of Horvath & Tremblay sell two properties in Somerville, MA for \$5.82m

August 26, 2022 - Front Section



Somerville, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have completed the sale of two properties in two separate transactions for a total of \$5.82 million.

126 Pearl St. sold for \$3.1 million. The mixed-use property contains a three-story building with four retail units and three residential units, all within 13,131 s/f of total gross area on a 0.18-acre parcel. The residential units on the second and third floors consist of three two-bedroom/one-bathroom units in 7,629 s/f of gross living area. The retail units have entrances at street-level and each unit has its own storage space in the basement. The property is located in East Somerville, in the path of the future Green Line Extension less than a mile from shopping, dining, fitness and entertainment options at Assembly Row and one mile from the MBTA's Sullivan Sq. Station.

The duo also facilitated the sale of 103-105 Summer St., a six-unit apartment building. The building sold for \$2.72 million and \$453,333 per unit. Located in the Spring Hill neighborhood of the city, in the path of the future Green Line Extension, the property offers the rare opportunity to acquire a fully renovated asset in one of the hottest real estate markets in the region that is poised for future growth. The well maintained, three-story building contains six residential units consisting of two one-bedroom/one-bathroom units, two three-bedroom/one-bathroom units, and two four-bedroom/one-bathroom units in 4,326 s/f of living area in 6,683 s/f of gross area on a 0.15-acre parcel.

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