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## **Benton of Horvath & Tremblay sells two multifamily properties in Brighton, MA for \$2.95 million**

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12-14 Donnybrook Road - Brighton, MA

Brighton, MA Ryan Benton of Horvath & Tremblay has completed the sale of two multifamily properties for a total of \$2.95 million. Combined, both of the apartment buildings, 12-14 Donnybrook Rd. and 20-22 Brooks St., consisted of six units and sold for \$491,666 per unit.

12-14 Donnybrook Rd., which sold for \$1.55 million and \$516,667 per unit, is a three-story multifamily building containing a total of three units in 3,308 s/f of livable area (5,185 s/f of gross area) on a 0.13-acre parcel. The property features two two-bedroom/one-bathroom units and one

three-bedroom/one-bathroom unit.

20-22 Brooks Street- Brighton, MA

20-22 Brooks St. is also a three-story multifamily building containing a total of three units in 4,073 s/f of livable area (5,883 s/f of gross area) on a 0.32-acre parcel. The property features two two-bedroom/one-bathroom units and one three-bedroom/one-bathroom unit. The asset closed at a sale price of \$1.4 million.

Both properties are situated in urban-infill locations in close proximity to the Charles River Greenway, Arsenal Yards and a Target-anchored shopping center, a Whole Foods Market, and 1.5 miles from Watertown Sq., one of the primary commercial districts in the area. Residents in the area are drawn by the proximity to Boston College and Boston University, downtown Boston, major highways, public transportation and the numerous walkable shopping, dining, entertainment, and recreation options. It is also located close to MBTA bus service on Brooks St. (400 feet) or N Beacon St. (0.4-miles) offering access to the popular Express Bus service to Boston's Back Bay, South Station and Financial District, as well as Cambridge's Harvard Sq. and Central Sq. The property is also just 1.1-miles from the Boston Landing Train Station, 1.4-miles from the Boston College T-Station, and 1.4-miles from the Warren St. T-Station.

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