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Kelleher and Pentore of Horvath & Tremblay broker \$3.255 million sale

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2 Granite Street - Malden, MA

Malden, MA Horvath & Tremblay's Dennis Kelleher and John Pentore have completed the sale of two multifamily properties for a total of \$3.255 million.

2 Granite St., which sold for \$1.587 million consists of a seven-unit, three-story building consisting of two-room studio style apartments with sizeable kitchen/living spaces with 4,208 s/f of living area in 4,792 s/f of total gross area on a 0.072-acre corner parcel. 2 Granite features a brand-new electrical service to the entire building and all units, a newer roof and newer vinyl siding as well as lead paint

compliance certificates for all seven units. Kelleher and Pentore represented the seller and Cam Whalen of RE/MAX represented the buyer.

690-692 Main Street - Malden, MA

The duo also completed the sale of 690-692 Main St., a six-unit multifamily building for \$1.668 million. Kelleher and Pentore represented the seller while Rose Hall of Blue Ocean Realty procured the buyer. 690-692 Main St. consists of a three-story building containing a total of six residential units. The property features a desirable unit mix containing three one-bedroom/one-bathroom units, two two-room studio's and one two-bedroom/one-bathroom unit with 4,014 s/f of living area in 6,440 s/f of total gross area on a 0.142-acre corner parcel. The well-maintained property also features an on-site laundry facility and eight on-site parking spaces with a new parking surface.

The two properties are situated in high-density, urban-infill residential neighborhoods with access to area schools and downtown's shopping area.

The properties are located on corner parcels and offer access to Rtes. 60 and 99 (Broadway), Rte. 1, Rte. 16, I-93, Assembly Row, Kendall Sq. and downtown Boston.

Public transportation is available near both properties with MBTA buses providing regular service throughout the area. Both properties also offer access to Oak Grove Station with service on the MBTA's Orange Line & Haverhill Line (Commuter Rail) and the Malden Center MBTA Station.

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