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## **Kelleher and Pentore of Horvath & Tremblay complete sale of two multifamily properties totaling \$4.1 million**

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Waltham, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have completed the sale of two multi-family properties. The properties included a six-unit building situated on 252-254 Crescent St. which sold for \$2.4 million as well as an 11-unit rooming house located at 240 Crescent St. selling for \$1.7 million.

252-254 Crescent Street - Waltham, MA

252-254 Crescent St., which sold for \$400,000/unit, consists of six residential units in 4,517 s/f of living area with four one-bedroom/one-bathroom units and two two-bedroom/one bathroom units. There is off-street parking for tenants of the property with a total of eleven parking spaces. 240 Crescent St. consists of eleven residential units in 4,000 s/f of living area with three studio units, three one-bedroom/one-bathroom units and five SRO (Single Room Occupancy) units.

240 Crescent Street - Waltham, MA

240 and 252-254 Crescent St. are centrally located on a residential street near the Charles River

and a few blocks from Moody St. and its many shops, restaurants, and bars. The properties' central location offers highway access to the major employment centers in Boston, Cambridge, and the Rte. 128 Technology Corridor. Downtown Boston is located just 10 miles to the east while both I-90 and I-95 can be accessed within two miles of the property.

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