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## **Kelleher and Pentore of Horvath & Tremblay handle \$2.5 million sale of a six-unit multifamily property**

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Waltham, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have successfully completed the sale of a six-unit multifamily property located at 46 Bolton St. The property sold for \$2.5 million at \$416,666 per unit.

The property consists of a three-story brick building with six two-bedroom/one-bathroom units with 4,967 s/f of living area in 5,335 s/f of gross area, on 0.179 acres.

The six-unit asset has undergone recent capital upgrades including renovated kitchens with quartz countertops, new cabinets, and stainless-steel appliances, new LVP flooring throughout the living rooms and bedrooms, new bathrooms with upgraded tile flooring, new vanities and toilets, and subway tile in the tub/shower enclosures. Additionally, the property features renovated common

areas with new carpeting, an on-site laundry facility and ample off-street parking in the rear of the building.

Located in the city's South Side neighborhood, 46 Bolton St. offers unparalleled access to downtown, both Brandeis University and Bentley University, and is just 0.7 miles to the Waltham MBTA Station (Fitchburg Line). 46 Bolton St. is centrally located on a side street near Moody St. and its shops, restaurants, and bars.

The property's central location offers convenient 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 (the "Mass Pike") and I-95 (Rte. 128) can be easily accessed within two miles of the property. 46 Bolton St. is a well-located, stabilized asset in one of the strongest real estate markets in a region that is poised for future growth.

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