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## **Kelleher and Pentore of Horvath & Tremblay broker \$4.1 million sale**

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Cambridge, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have completed the sale of a six-unit property. The desirable asset sold for \$4,100,000 which represents a 5.58% Cap Rate and \$683,333 per unit. Kelleher and Pentore represented the seller, The Mount Vernon Company, in the transaction.

The multifamily property is located at 235 Charles St. in the Kendall Sq. neighborhood. Situated in a high-density, urban-infill, neighborhood, the walkable location is a short walk from Kendall Sq., Inman Sq., the Green Line at the Union Sq. Station, MIT, MGH, the Charles River Esplanade, and Downtown Boston. 235 Charles St. is a three-story multifamily building that contains a total of six units, comprised of one 3.5-bedroom/two-bathroom unit, four three-bedroom/one-bathroom units, and one two-bedroom/two-bathroom unit with 7,140 s/f of living space in 9,162 s/f of total gross area on 0.09 acres. The property is located on Charles St., near both Broadway and MA Rte. 28. The property sits in Kendall Sq. and is one-mile from Inman Sq., and 1.3 miles from Union Sq. The location is walkable to the employment centers of Kendall Sq. and downtown Boston, multiple public transportation options, and numerous shopping, dining, entertainment, and outdoor recreation options. Notable amenities within walking distance include Cambridgeside Galleria, Twin Cities Plaza (Star Market & Marshalls), Target, Whole Foods, MIT, Kendall Sq., Union Sq., and the Charles River Esplanade.

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