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## **Horvath and Tremblay of Marcus & Millichap broker \$1.49m sale**

August 13, 2009 - Spotlights

Robert Horvath and Todd Tremblay of Marcus & Millichap Real Estate Investment Services of Boston were the sole brokers in the sale of 23-25 Thompson St., Winchester and 57 Valley St. in Spencer.

23-25 Thompson St. is a 4,280 s/f mixed-use building situated in the main retail corridor of Winchester and directly behind the Winchester train station. The property consists of three retail and two apartment units. The building was sold for \$655,000 and purchased by a regional investor.

57 Valley St. is a 12-unit apartment building located in Spencer. The building, built in 1988, has 12 two-bedroom units averaging 952 s/f. The building was sold for \$835,000 at a current CAP rate of 8.65 % and purchased by a regional apartment investor.

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