



35 FAIRMONT ST

ARLINGTON, MA 02474

\$1,458,800

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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ARLINGTON, MA 02474

Rare Opportunity to own a well maintained TRIPLE DECKER in PRIME EAST ARLINGTON LOCATION. Excellent potential for remodel for an investor, developer, or homeowner (multigenerational) with rental income. Over 4000 sq. Ft. with 3 car parking and guests spots. Each floor boasts 3 bedrooms, 1 bathroom, kitchen, walk-in butler's pantry, sun splashed living room & dining room, in-unit laundry and front and back decks. Beautiful woodwork, hardwood floors and high ceilings throughout. A large unfinished basement for storage or possible build out. New updates: oil tanks- 2023/24, vinyl siding/window frames-2022, letter of full lead compliancy for units 1,2 &3 2023/24.

**Sewer: Public,
Water: City Water**

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Property currently has 1 tenant-at-will. The property can be delivered vacant. Conveniently located on the Arlington-Cambridge border. Near Mass Ave, Alewife Redline T, The Capitol Square, Minuteman Bike path, Spy Pond. Easy access to Alewife, RT 2, the 77 bus line to Harvard Sq., Wholefoods, and Trader Joe's.



