



**150 WALNUT AVENUE**

150 WALNUT AVE, BOSTON, MA 02119

**\$1,800,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 150 WALNUT AVENUE

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This is a great building in a great location! 5 to 20 minutes to most parts of the City. This 6 Unit brick, flat roof (17 years old), corner lot residential building in the heart of Roxbury is a solid investment. Across from newly renovated Malcolm X Park. 5 to 8 minutes to Boston Medical Center and 10 to 15 minutes to the Airport. Most major Colleges and Universities are very close and Cambridge is 20 to 30 minutes all depending on traffic. This is a great building in a great location! Five unit have 3 nicely sized bedrooms and 1 bathroom and one unit is a 2 bed 1 bath. Current rents are below market (1R \$2750, 1L \$1000, 2R \$3200, 2L \$3000, 3R \$0, 3L \$2900).

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

**\$1,800,000**



Property does need work & upgrades. Has newly installed heating/hot water systems (4 yrs. old) and the roof is 17 years old. This could be a great condo conversion the potential is incredible. Property is being sold "As Is" with tenants in place. Only 1 unit is vacant.

