

**204 SCHOOL ST**

WATERTOWN, MA 02472

**\$2,350,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 204 SCHOOL ST

WATERTOWN, MA 02472

Rare opportunity to acquire 2 abutting properties being sold as a package, offering 4 rentable units: a well-maintained 3-family home and separate commercial building. The 3-family home features 6 beds, 3 bathrooms, and 3 levels of living space. The property has been well maintained w/ hardwood floors, abundant natural light, excellent ceiling height, and an updated kitchen in Unit 2. Each unit is serviced w/ its own heating system, electrical panel, and hot water tank. The commercial building sits on a T-zoned lot totaling over 7,500 square feet.

**Garage Count: 1 Car Garage,  
Sewer: Public,  
Water: City Water**

**\$2,350,000**



Potential options include: 2-unit development w/ ADU opportunity or use/rent the building as is...buyers to perform their own due diligence w/ the city. Both properties feature curb cuts, providing sufficient off-street parking. Outstanding location on the bus line and minutes to Arsenal Yards, Charles River, Cambridge and Boston. A unique investment opportunity in highly desirable east Watertown.



