

**28 OLIVER ST**  
WATERTOWN, MA 02472

**\$1,800,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

## 28 OLIVER ST

WATERTOWN, MA 02472

Legal 3-family Investment Opportunity | Watertown Square & Cushing Square in Belmont! Investors or owner occupants looking to offset expenses with strong existing tenancy. All 3 units, approx. 5,300 SqFt, currently rented generating over \$115K/year in rental income. Unit 1: 3-level townhouse-style residence with 3 beds, 2 full baths, central A/C, 4 parking spaces & access to a private fenced-in outdoor space. Unit 2: Bi-level condo-style residence spanning the 2nd & 3rd floors with 3 beds + office, 2 full baths, central A/C in the primary bedroom & 2 parking spaces.

**Heating Type: Baseboard,**  
**Sewer: Public,**  
**Fireplace Count: 1 Fireplace,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$1,800,000**



Unit 3: 1st floor + lower-level condo-style residence with 1-bedroom, XL bonus room, 1.5 baths & 3 tandem parking spaces. High ceilings & generous storage throughout all 3 units. Separate utilities & private laundry in each unit; common water + shared storage shed. Convenient access to Boston/Cambridge, Newton/Waltham, MBTA bus & nearby Waverley commuter train, close to restaurants, shops, parks/trails & Charles Riverway.



