



74 HARVARD ST

WALTHAM, MA 02453

\$1,999,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Excellent investment opportunity in the heart of Waltham!! First time for sale in over 35 years! This low maintenance brick building consists of 6 apartment units. Five 1- bedrooms / 1 bathroom apartments, and One studio apartment / 1 bathroom. Rental income \$122k+/- yearly. Current rents are below market, could potentially be increased. Leases are Tenancy-At-Will The units are separately metered for electricity, electric heat, and electric hot water, which are paid directly by the tenants, with Landlord responsible for common area electric and domestic water and sewer. Coin-operated washer and dryer brings in extra income.

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

\$1,999,000



The Property is ideal for a potential buyer looking for income growth and strong investment returns. Close proximity to Main Street, Waltham Common, the MBTA Commuter Rail, and Moody Street's desirable restaurants and shopping. **GROUP SHOWINGS ONLY**, after Open House on Saturday 3/28 from 12:00 - 1:30pm.



