

RARE INVESTMENT OPPORTUNITY

HARVARD SQUARE AREA



FOR SALE

3/5 Everett Street

Cambridge, Massachusetts 02138

Extraordinary Investment Opportunity in Superior Location.

Six unit attached residential building with one bedroom units containing approximately 4,890 square feet of building area situated on a 3,284 square foot lot. Prime location off corridor of Massachusetts Avenue directly adjacent to Harvard University Law School. Minutes to Harvard Square and access to public transportation including bus lines and MBTA Red Line to Porter Square, Kendall Square and Boston.



C. Brendan Noonan & Company, Inc.

Real Estate Services

Independently Owned and Operated Since 1935

360 Huron Avenue
Cambridge, MA 02138
www.noonanrealestate.com
617-868-3200

Prime Harvard Square Location

*C. Brendan Noonan & Company, Inc. has been exclusively retained to sell
3/5 Everett Street, Cambridge, Massachusetts 02138*

Building Specifications

Building Description:	Six Unit, Three Story attached Residential building
Building Area:	4,890 sq. ft. (per city records)
Lot Size:	3,284 sq. ft.
Unit Details:	5 units – 3 rooms, 1 bed 1 unit – 4 rooms, 1 bed + study
Tenant Data:	3 Units - TAW 3 Units Vacant by 9/15/2015
Building Systems:	One Gas Heat System (2008) One Hot Water Heater updated Electric Service updated (2014) Roof replacement (2009)
Assessment:	\$ 1,813,300 (FY 2015)
Price:	Negotiable

Sales Process and Timeline

We are offering this unique investment opportunity for sale on an un-priced basis.

We will conduct tours over the next few weeks with a call-for-offers to follow.

Buyers to perform own Due Diligence



Brokerage Contacts:

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