

INVESTMENT OPPORTUNITY



39 & 25.5 MARCY STREET WITH 42 EDWARDS STREET
SOUTHBRIDGE, MA



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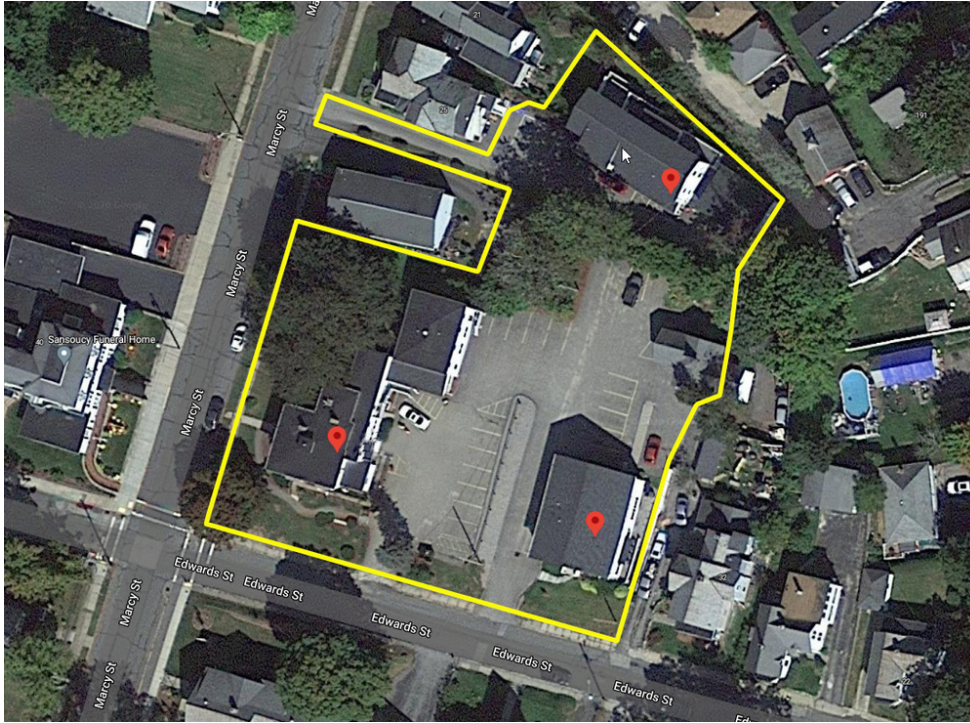
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Investment
Buildings:	Three (3)
Apartments:	Twelve (12)
Office Spaces:	Two (2)
Zoning:	Commercial II
Parking:	Surface Lots
Sale Price:	\$1,250,000

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 39 & 25.5 Marcy Street as well as 42 Edwards Street in Southbridge, MA for sale. The investment property has a total of twelve (12) residential apartments and two (2) office spaces encompassing three (3) total buildings. All the buildings have forced hot air, central air conditioning as well as an abundance of surface parking. All three (3) properties abut each other which makes for ideal property management of this portfolio. This property is a great investment opportunity for someone looking to break into the market or expand their current portfolio.



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120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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39 MARCY STREET



SF: 3,674 with 1,890 Carriage House

Acres: 0.52

Year Built: 1860

Units: 7 apartments

- Three (3) x Two (2) bedroom
- Four (4) x One (1) bedroom

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25.5 MARCY STREET



SF: 3,662

Acres: 0.25

Year Built: 1890

Units: Three (3) Townhouses



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25.5 MARCY - INTERIOR PHOTOS



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42 EDWARDS STREET



SF: 4,160

Acres: 0.42

Year Built: 2010

Units: 2 apartments and 2 offices

- Two (2) x One (1) bedroom apartments
- Two (2) 1,000 SF office spaces

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