



35 HOLT STREET

FITCHBURG, MA 01420

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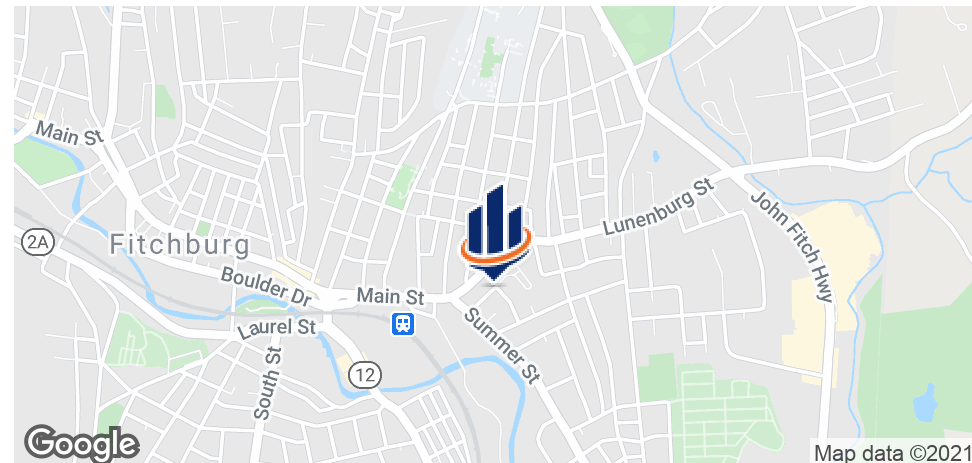
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,300,000
Number Of Units:	55
Cap Rate:	10.0%
NOI:	\$64,581
Lot Size:	0 SF
Year Built:	1920
Building Size:	27,528 SF
Zoning:	RC
Price / SF:	\$47.22

PROPERTY OVERVIEW

Great investment opportunity for SRO owners. This 55 unit building includes 3 full bathrooms and 2 half bathrooms.

PROPERTY HIGHLIGHTS

- Located a mile from Fitchburg State University and surrounding Main Street businesses
- Close major routes include Route 2A and 495
- Nearby amenities include the Fitchburg commuter rail, Fitchburg State College, Dunkin Donuts, CVS, City Hall and more!

Additional Photos



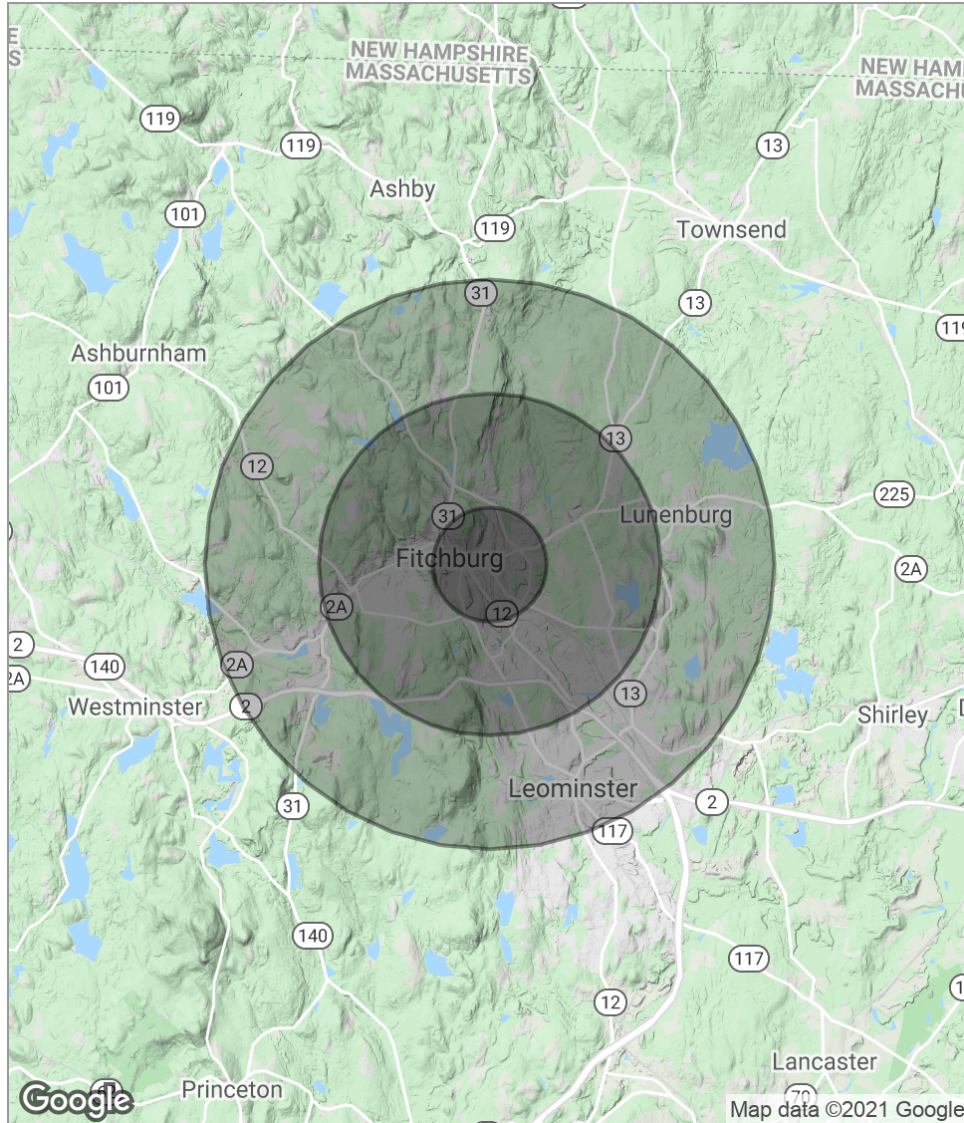
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,149	50,412	89,994
Median age	32.5	34.7	35.8
Median age (Male)	30.8	32.7	33.8
Median age (Female)	37.0	37.5	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,827	19,227	34,095
# of persons per HH	2.5	2.6	2.6
Average HH income	\$46,169	\$60,452	\$65,149
Average house value	\$229,332	\$246,089	\$263,315

* Demographic data derived from 2010 US Census

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