

8 Lexington Terrace Waltham Home For Sale

The Largest Portfolio Of Residential Properties Available In

PROPERTY DETAILS



Listing Price: **\$3,750,000**

Listing Address: 8 Lexington Terrace

Waltham MA 02452

Full Baths: 0

Partial Baths: 0

Lot Size: 1.38

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PROPERTY DESCRIPTION

Available for the 1st time since 1977, this offering is the largest portfolio of multi-family homes to come on the market in the greater-Boston area in quite some time. Six buildings situated on 5 contiguous lots 2 blocks north of downtown Waltham, and just one more block from the MBTA Commuter Rail.

All apartments have one bathroom. 34 apartments in-total, 28 legal, 6 illegal which likely could be merged into adjacent legal units to create larger, higher-revenue-producing apartments.

Parcel 1: known as 9-11 Lexington Terrace has 4 apartments (one we acknowledge is illegal), two 1-br, one 2-br, and one 3-br. All tenants-at-will.

Parcel 2(a) known as 8-10 Lexington Terrace has 6 (all legal) apartments. Two 1-br, four 3-br units. All tenants-at-will.

Parcel 2(b) known as 12-14 Lexington Terrace has 8 units (6 legal, 2 illegal). One studio, one 1-br, six 3-br. units. Six are tenants-at-will, the other two have leases which expire on 09.30.12. NOTE: 8-10 and 12-14 Lex. Terrace are on ONE parcel of land.

Parcel 3 known as 18-20 Lexington Terrace has 6 legal units and one illegal unit. Four 1-br., two 2-br., one 3-br. units. All tenants-at-will.

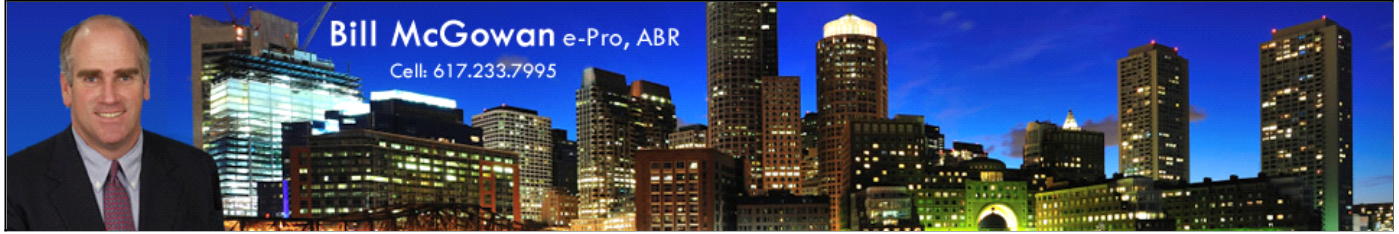
Parcel 4 known as 24 Lexington Terrace has 2 legal and one illegal unit. One 1-br., one 2-br., one 3-br. units. All tenants-at-will.

Parcel 5 known as 26-28 Lexington Terrace has 4 legal and two illegal units. All are 1-br. units. 5 tenants-at-will. One lease taht expires 07.31.12

CONTACT INFORMATION



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Equal Housing Opportunity

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