

FOR SALE



A 3-UNIT, 2-FAMILY INVESTMENT PROPERTY



172 KITTREDGE STREET, ROSLINDALE, MA 02131

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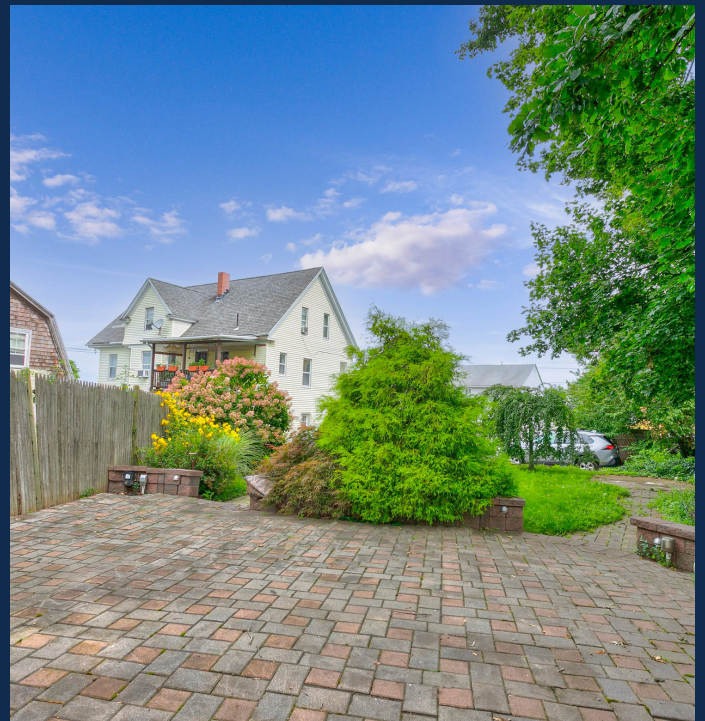
LOCATION, LOCATION! MASSIVE 3299 FT² LEGAL 2-FAMILY PROPERTY WITH AN IN-LAW AU-PAIR APARTMENT SETUP LOCATED IN THE HIGHLY DESIRABLE METROPOLITAN HILL AREA OF ROSLINDALE.

AN EXCELLENT OPPORTUNITY FOR INVESTORS AND OWNER-OCCUPANTS SEEKING SUPERB RENTAL INCOME WITH UPSIDE POTENTIAL OR DEVELOPERS LOOKING FOR A CONDO CONVERSION PROJECT. CLOSE TO SHOPS, RESTAURANTS AND PUBLIC TRANSPORTATION JUST AROUND THE CORNER.

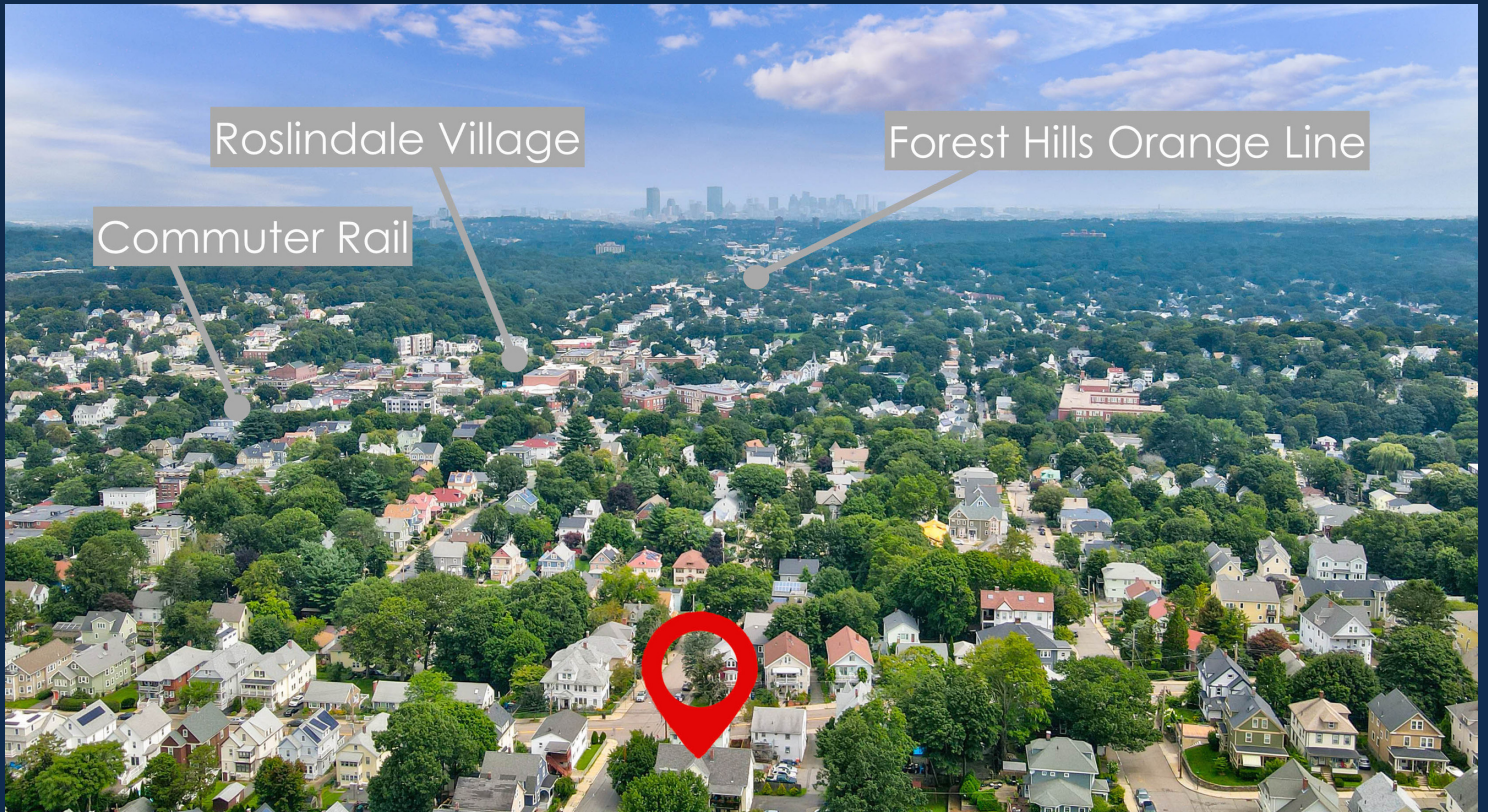
THE 2-BEDROOM UNITS ON THE FIRST AND SECOND FLOOR FEATURE A MIRROR IMAGE LAYOUT WITH FORMAL LIVING AND DINING ROOMS ADORNED BY POCKET DOORS AND BUILT-IN CHINA CABINETS, AMPLE EAT-IN-KITCHENS, PANTRY AND A LARGE PRIVATE PORCH EACH. A COZY 3-BEDROOM IN-LAW OR AU-PAIR SUITE ON THE UPPER LEVEL OFFERS BREATHTAKING BOSTON SKYLINE VIEWS AND GORGEOUS SUNSETS.

MANY UPDATES PERFORMED OVER THE YEARS INCLUDE A NEW ASPHALT-SHINGLE ROOF IN 2015, 200-AMP ELECTRIC SERVICE, WATER HEATERS, FRONT CONCRETE STEPS, A 2-STORY SIDE PORCH, AND MUCH MORE.

STORAGE AND COIN-OP WASHER AND DRYER APPLIANCES IN FULL BASEMENT. AN OVERSIZED 7668 FT² LOT FEATURES A PROFESSIONALLY LANDSCAPED YARD WITH LARGE PAVER PATIO AND A PAVED PARKING LOT THAT ACCOMMODATES UP TO FIVE VEHICLES.



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UNIT 1:

5 ROOMS, 2 BEDROOMS, 1 BATHROOM
HEAT: GAS - HOT WATER BASEBOARDS
HOT WATER: GAS - HOT WATER HEATER
AIR CONDITIONING: NONE
UNIT TO BE DELIVERED VACANT AT CLOSING

UNIT 2:

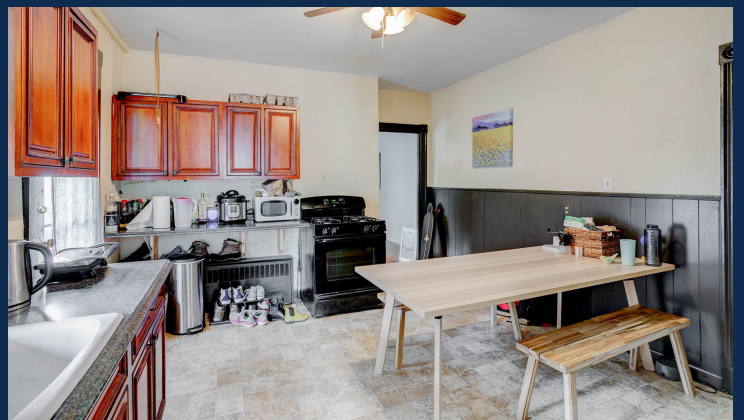
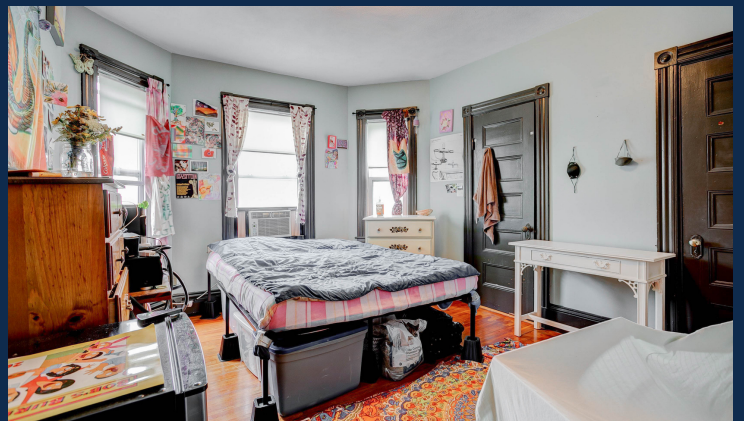
5 ROOMS, 2 BEDROOMS, 1 BATHROOM
HEAT: GAS - HOT WATER BASEBOARDS
HOT WATER: GAS - HOT WATER HEATER
AIR CONDITIONING: NONE
U2 & U3 SHARE GAS AND ELECTRIC METERS

UNIT 3:

TOP-FLOOR IN-LAW / AU-PAIR SUITE
4 ROOMS, 3 BEDROOMS, 1 BATHROOM
HEAT: GAS - HOT WATER BASEBOARDS
HOT WATER: GAS - HOT WATER HEATER
AIR CONDITIONING: NONE
U2 & U3 SHARE GAS AND ELECTRIC METERS



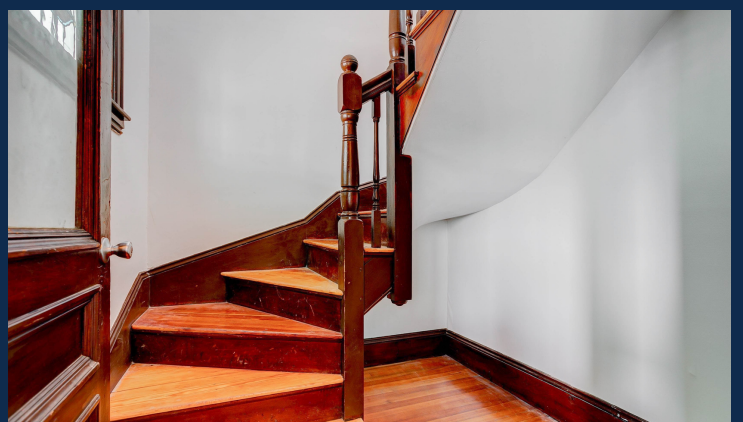
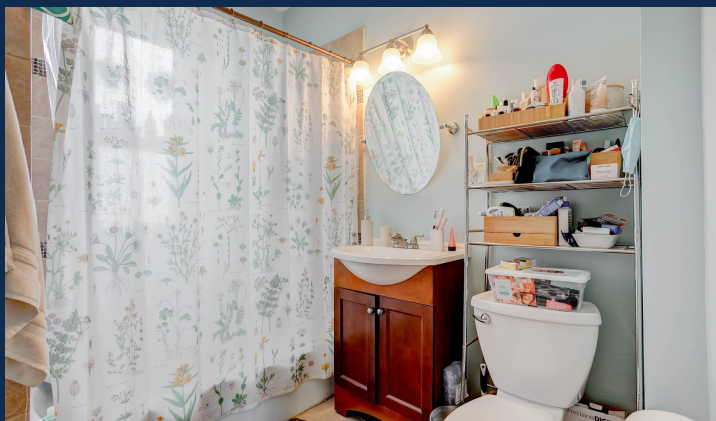
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