35 HOLT STREET

FITCHBURG, MA 01420

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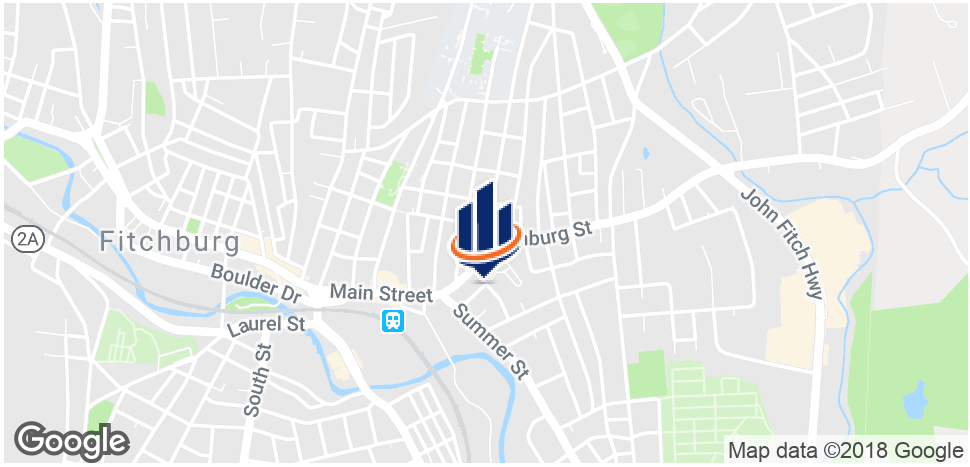
Property Summary



OFFERING SUMMARY

Sale Price:	$1,300,000
Number Of Units:	55
Cap Rate:	10.0%
NOI:	$126,486
Lot Size:	32,510 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, Dunkin Donuts, CVS, City Hall and more!

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Additional Photos

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Income & Expenses

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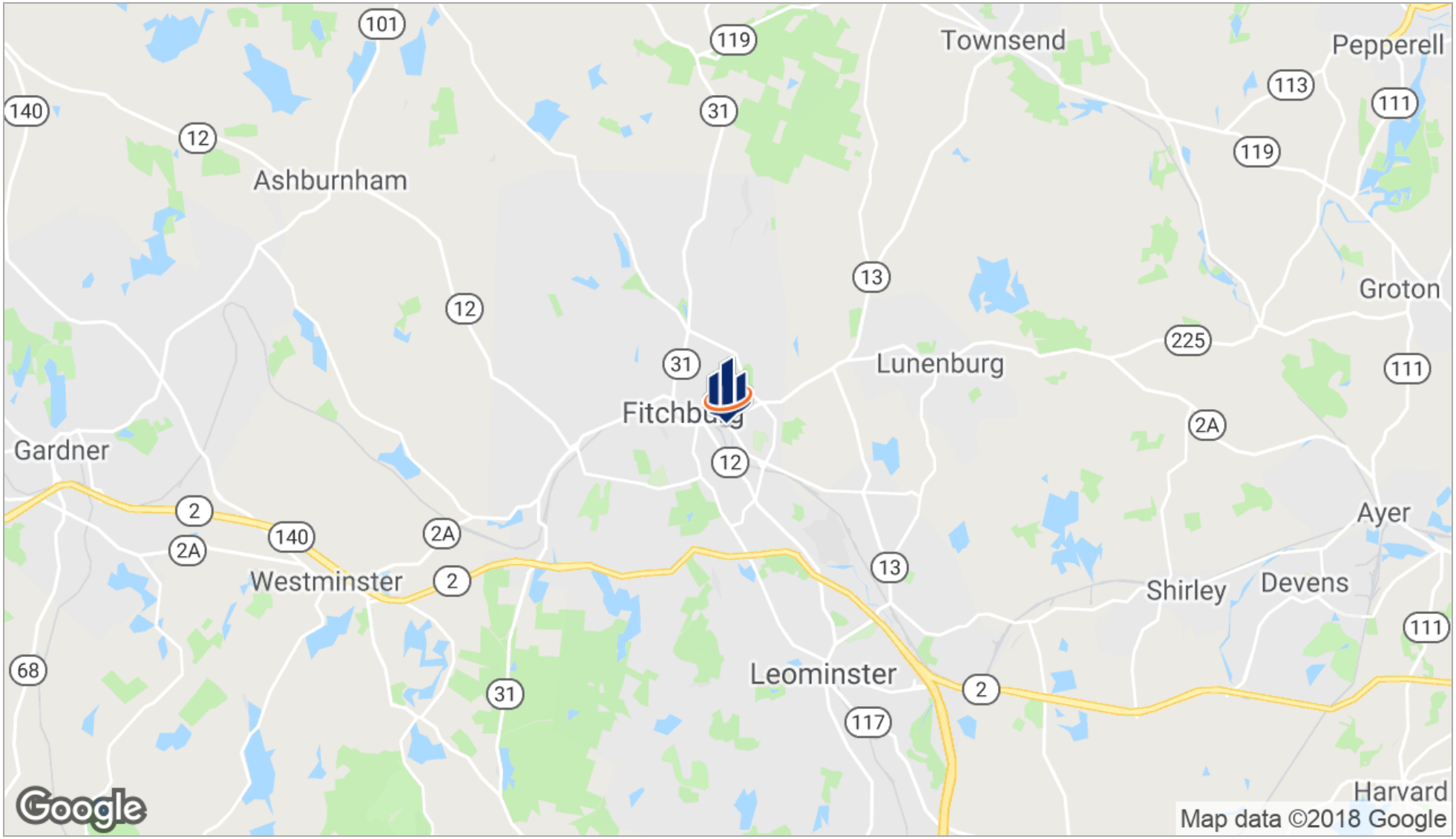
Location Maps



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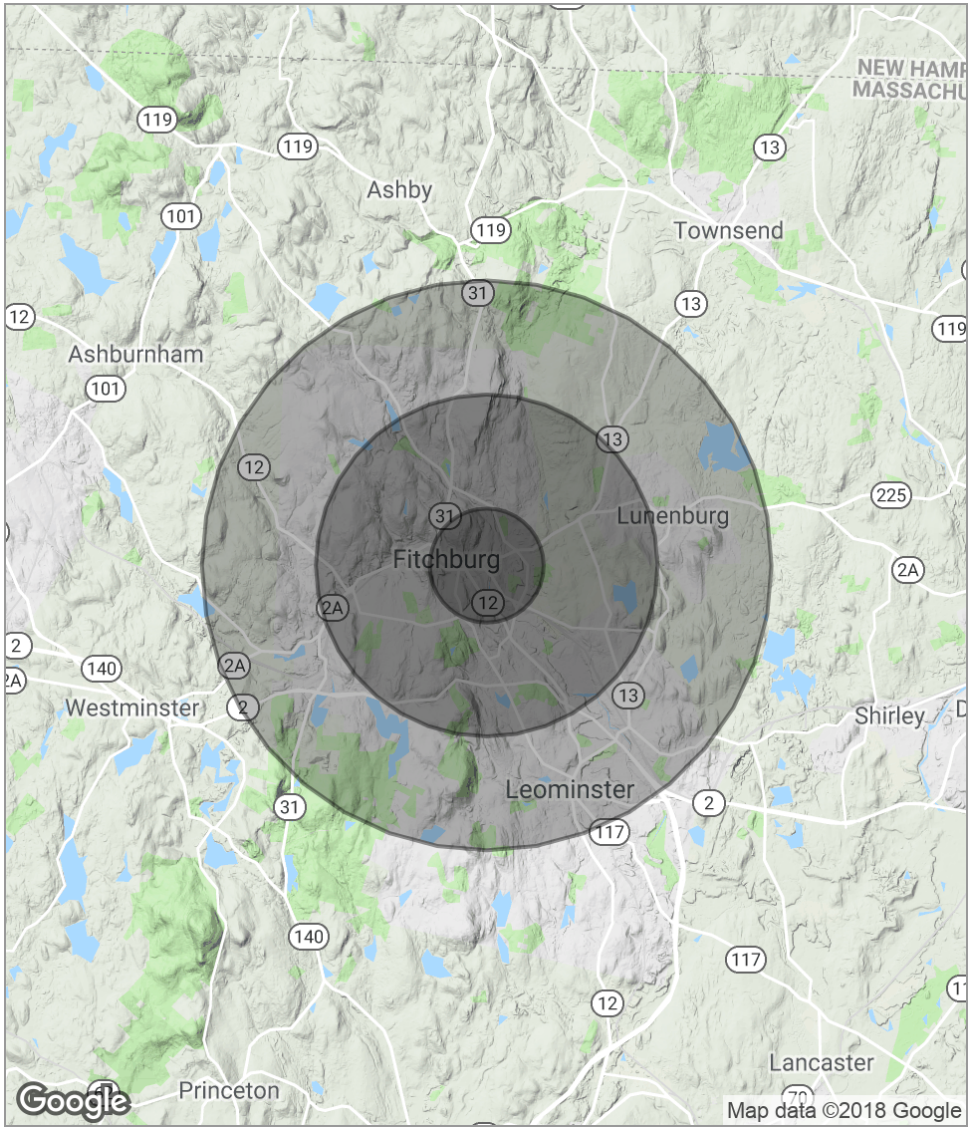
Demographics Map



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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