

146 Hayden Rowe Street

146 Hayden Rowe Street | Hopkinton, MA 01748

NAI Glickman Kovago & Jacobs



Multifamily property **for sale**

PROPERTY DESCRIPTION

Outstanding Turn-key investment opportunity. Check out this well maintained, duplex style two-family home in the desirable town of Hopkinton. Perfect for an investor or owner occupant. This completely updated property sits on a beautiful, spacious and level lot and offers separate driveways for each unit along with separate decks that overlook the tranquility of the back yard. Left hand unit also offers a covered front porch. Both units offer 2 sizable bedrooms and 1 ½ baths and feature large eat-in kitchens with stainless steel appliances and large pantry closets and washer dryer hookups. Additional features include separate basements for storage and all separately metered utilities. Located near the highly rated Hopkinton public schools and Hopkinton center with easy access to Rt. 9, Rt. 495 and the Mass Pike.

PROPERTY HIGHLIGHTS

- 2,700 SF building with 2 units
- Built in 1860, renovated in 2006
- All separate utilities
- Prime location in Hopkinton

OFFERING SUMMARY

Sale Price:	\$829,000
Building Size:	2,700 SF
Lot Size:	0.36 Acres
Number of Units:	2
Price / SF:	\$307.04
Cap Rate:	4.62%
NOI:	\$38,266
Year Built:	1860
Renovated:	2006
Zoning:	RB1

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,178	3,705	7,598

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David Eldredge

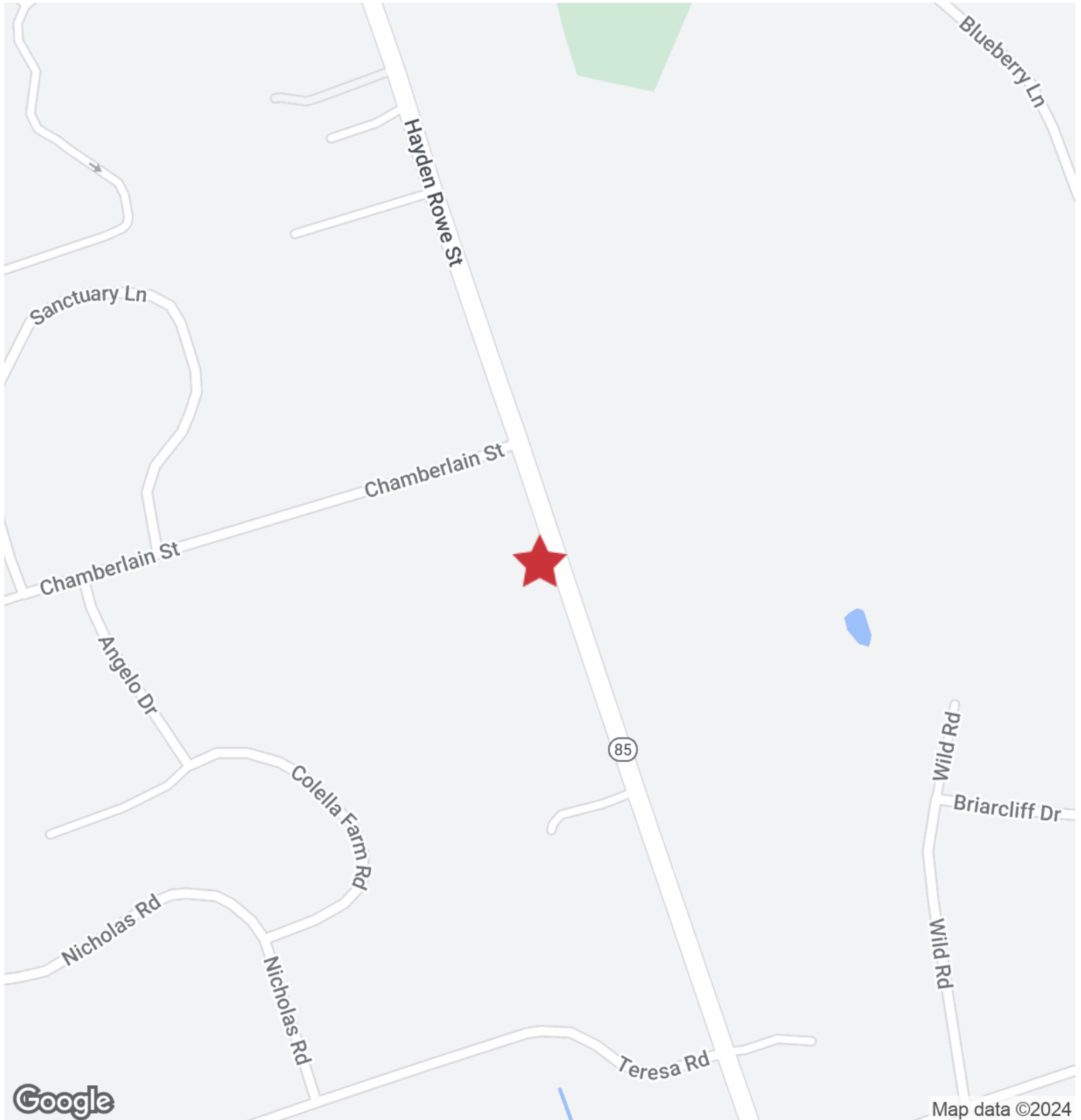
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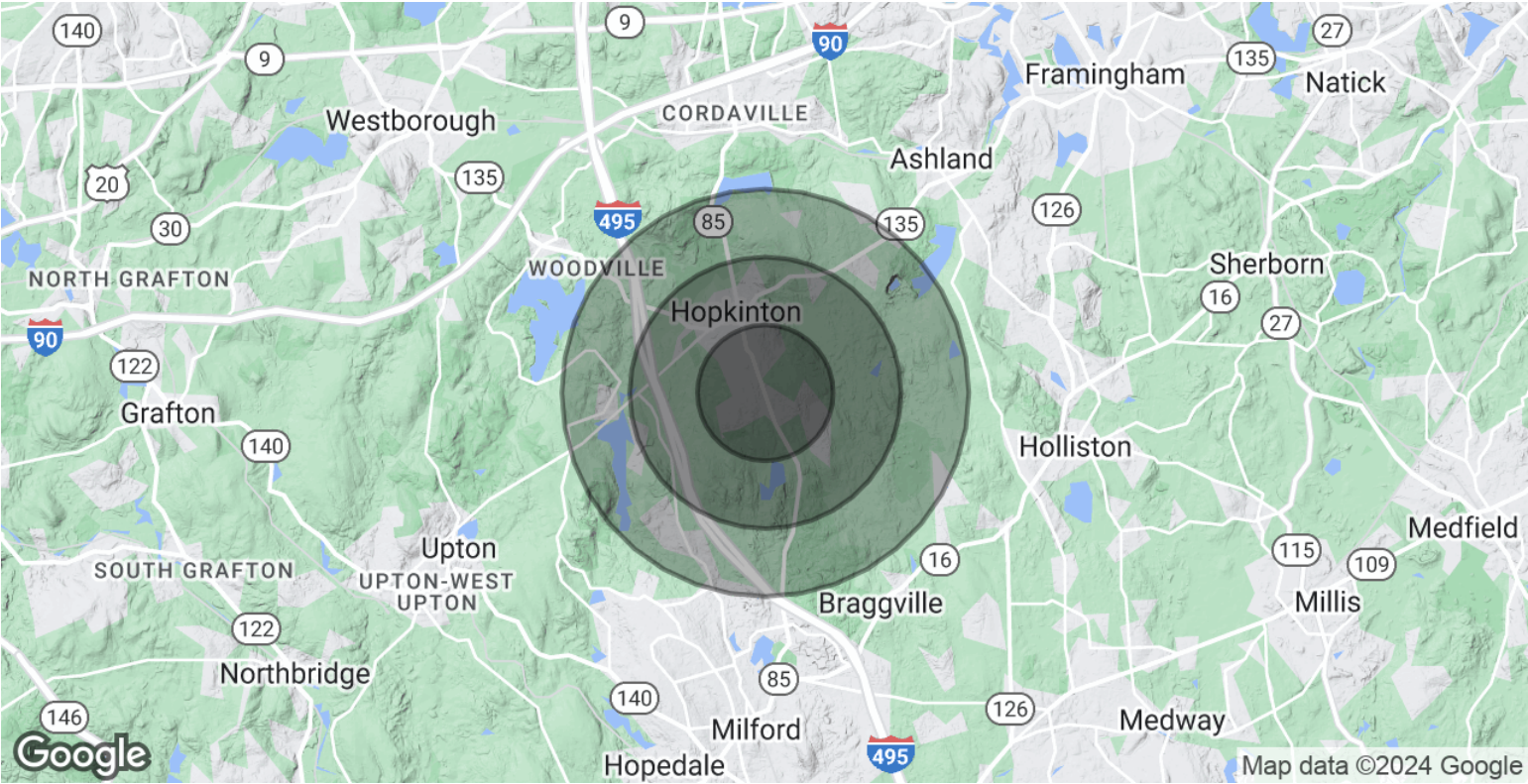
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,152	9,790	19,645
Average Age	43.9	43.2	43.3
Average Age (Male)	47.3	45.1	43.5
Average Age (Female)	40.6	41.3	43.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,178	3,705	7,598
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$240,566	\$217,720	\$193,581
Average House Value	\$595,153	\$605,366	\$563,822

2020 American Community Survey (ACS)