

# FOR SALE

## PRIME 5-UNIT MULTIFAMILY STEPS TO COHASSET HARBOR

**COLDWELL  
BANKER  
COMMERCIAL****NRT**

110-112 ELM STREET, COHASSET, MA 02025

### 110-112 ELM STREET

#### Property Description

Stunning gut renovation of gorgeous historic building into five luxury apartments plus huge adjacent barn in the heart of desirable Cohasset Harbor. Each unit has individual in-unit laundry, high-end kitchens with custom cabinets and luxury baths with marble-surround jacuzzis, hardwood floors. A dream location minutes to everything Cohasset has to offer including the magnificent harbor, fine dining, town village shopping/dining and beaches.

#### Property Highlights

- Premier location steps to picturesque Cohasset Harbor
- Amazing spot surrounded by magnificent million and multi-million dollar homes
- High-end gut renovation and expansion throughout the building.
- Strong rental history both year-round and seasonal.
- On-site parking for all units.



**Todd Glaskin**

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**COLDWELL BANKER COMMERCIAL**

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# 110-112 ELM STREET



## OFFERING SUMMARY

Sale Price: \$2,395,000

Number Of Units: 5

Year Built: 1800

Building Size: 5,223 SF

Renovated: 2007

Price Per Square Foot: \$477.70

## PROPERTY OVERVIEW

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## PROPERTY HIGHLIGHTS

- Premier location steps to picturesque Cohasset Harbor
- Amazing spot surrounded by magnificent million and multi-million dollar homes
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- Strong rental history both year-round and seasonal.
- On-site parking for all units.
- Amazing income-property or for family/owner-occupancy.

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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
	2	2	1,183		TAW	\$1,700		\$2,600	\$2.20	
	2	2	1,055			\$1,700	\$1.61	\$2,500	\$2.37	
	2	2	1,117			\$2,400	\$2.15	\$2,500	\$2.24	
	1	1.5	975			\$1,700	\$1.74	\$1,800	\$1.85	
	1	1.5	893			\$1,550	\$1.74	\$1,700	\$1.90	
Totals/Averages			5,223			\$	\$1.41	\$11,100	\$2.11	\$0

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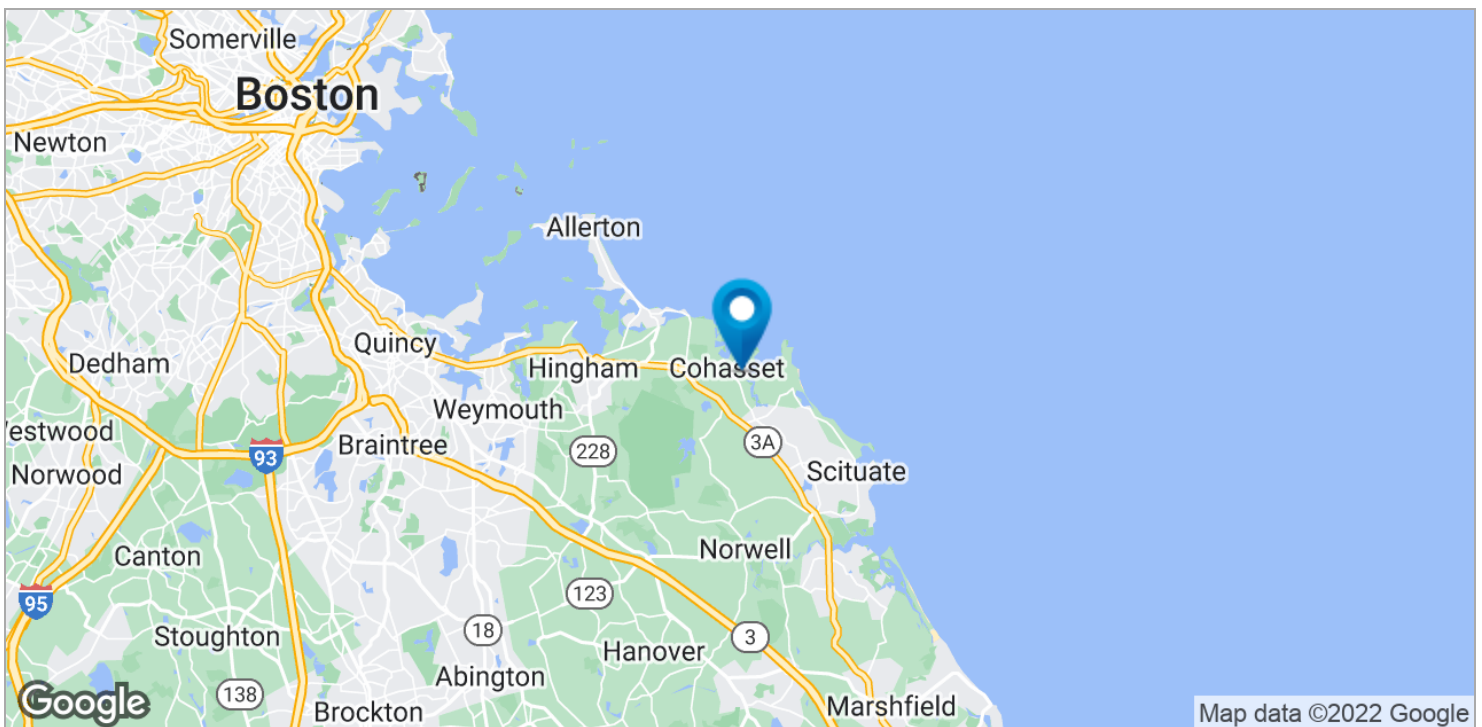
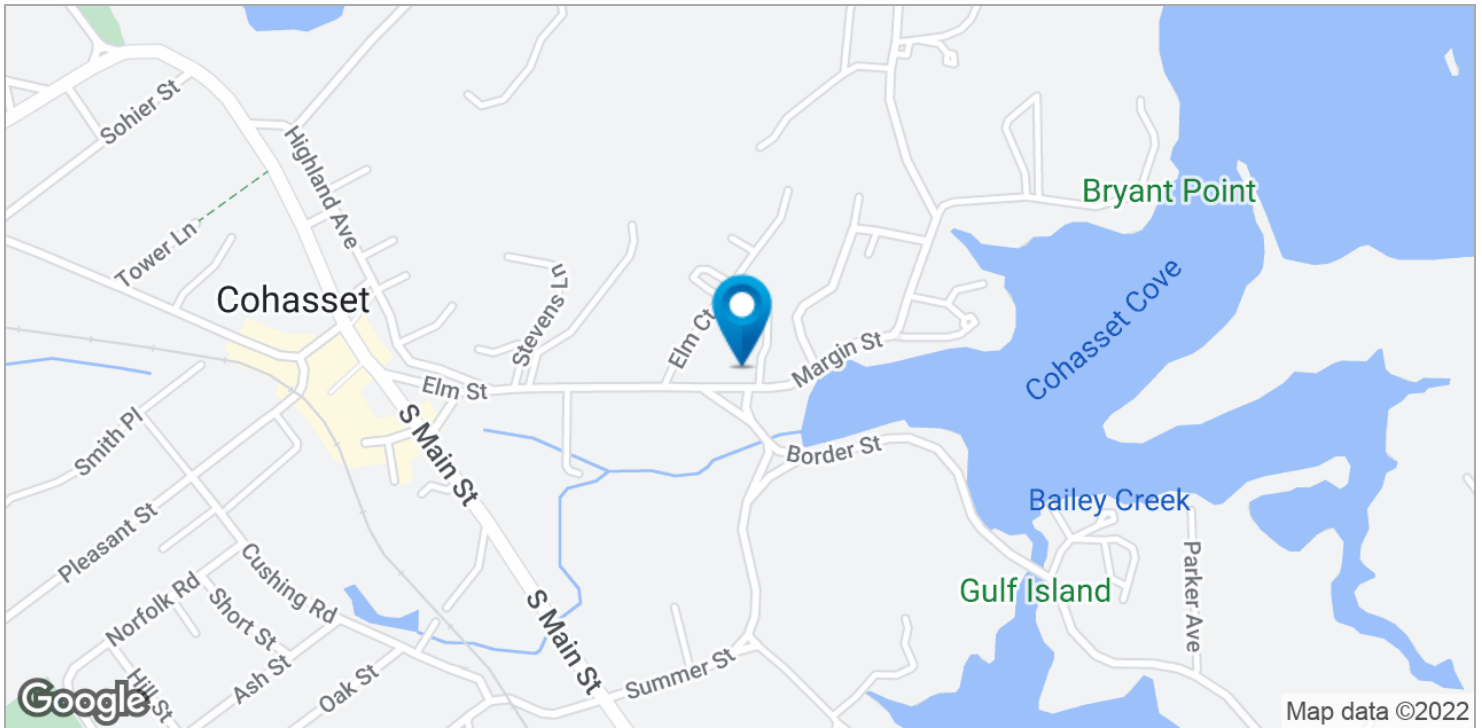
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## 110-112 ELM STREET

	1 MILE	5 MILES	10 MILES
Total population	821	22,458	115,026
Median age	44.0	43.6	42.4
Median age (male)	42.8	42.3	40.9
Median age (female)	44.9	44.6	43.7
	1 MILE	5 MILES	10 MILES
Total households	295	8,095	43,210
Total persons per HH	2.8	2.8	2.7
Average HH income	\$157,313	\$131,873	\$118,275
Average house value		\$604,363	\$568,762

\* Demographic data derived from 2010 US Census

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