



64 Marion Street
Somerville, MA 02143

Max Dublin Team

Gibson
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INTERNATIONAL REALTY





A Tremendous Investment Opportunity

Fantastic 2-family nestled between the bustling Inman and Union Squares. Each unit offers updates that include newer windows, newer vinyl siding, updated heating systems in 2014, ample storage in the basement, driveway parking for 2 cars and good size fenced in yard. The first floor unit is a 2-bedroom with eat-in kitchen currently rented for \$1,900 through August 2022. The upstairs unit is a duplex on the second and third floor with 3-bedrooms, spacious kitchen and dining area and family room off the back. Currently rented for \$2,600 through August 2022. A multitude of flexible options for long term use as an owner occupied 2-family, tremendous investment potential with the urban growth of Union Square or could be a wonderful conversion to a single family. Each unit is rented out by the room but most are on leases through August 2022 and some are TAW.

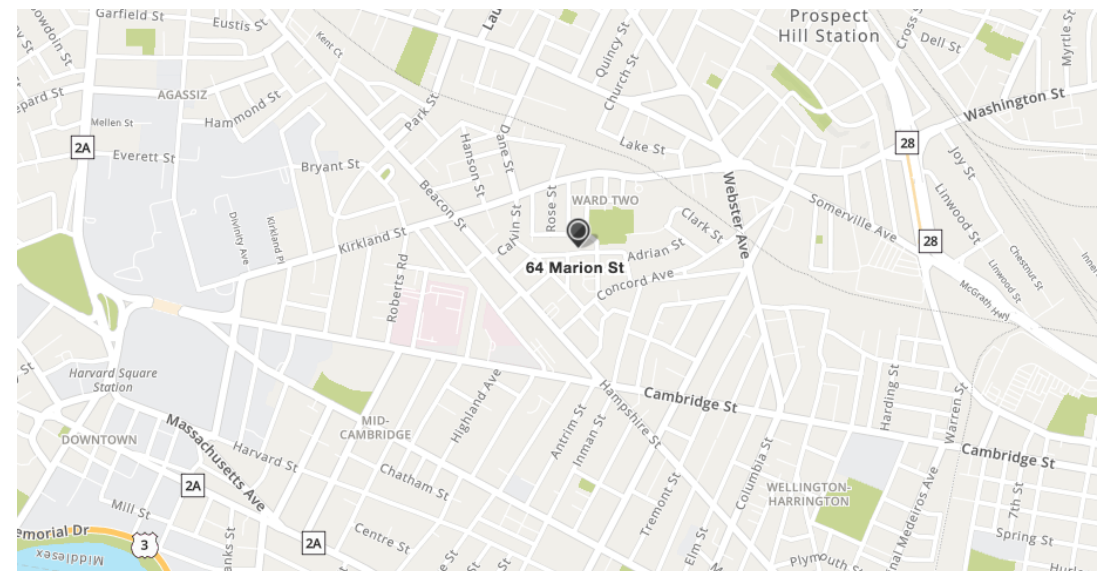
64 Marion Street Somerville, MA

OFFERED AT \$1,050,000

www.64Marion.com

Property Details

| | |
|-------------------|--|
| Lot Size | 2,865 Sq. Ft. |
| Unit 1 | 2 Bedrooms 1 Full Bath 928 Sq. Ft. |
| Unit 2 | 3 Bedrooms 1 Full Bath 1,250 Sq. Ft. |
| Taxes | \$9,935 |
| Parking | 2 Off-Street Parking Spaces |
| Outdoor | Fenced Backyard |
| Year Built | 1920 |
| Roof | Asphalt/Fiberglass Shingles |
| Siding | Vinyl |



Max Dublin

Exclusive Listing Agent

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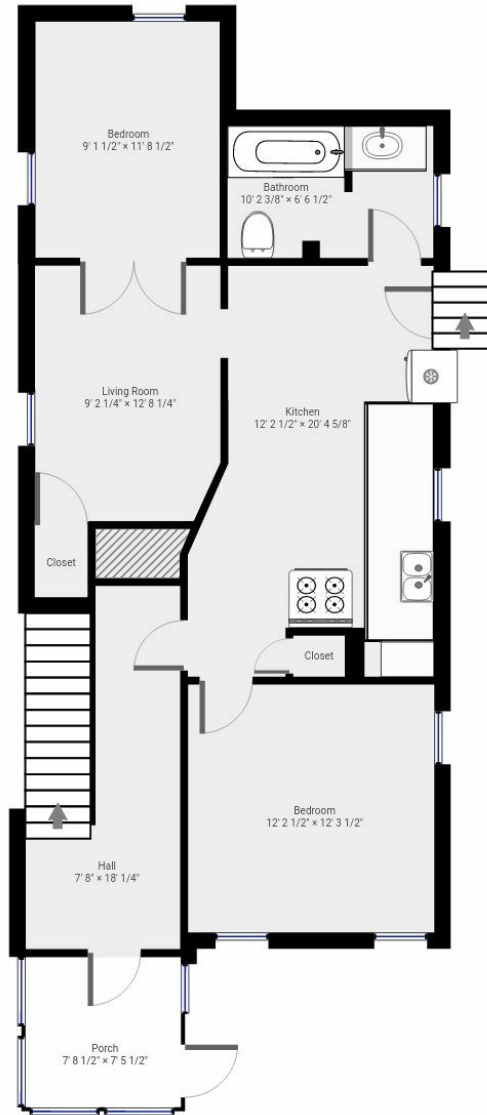
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64 Marion Street | Unit 1



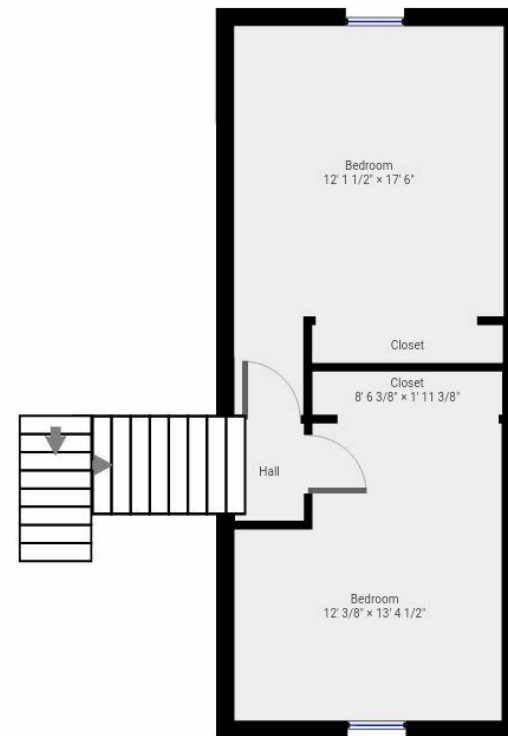
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64 Marion Street | Unit 2



Main Floor



Upper Floor

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