



37 HUBBARD AVENUE
Cambridge, Massachusetts

Max Dublin Team

Gibson
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Infinite Possibilities at the Base of Avon Hill

Potential abounds with this Porter Square three-unit multi-family located at the base of Avon Hill in Cambridge. Comprised of a typical two-family, with a detached unit in the rear, this property has infinite possibilities on a generous 4,950 square foot lot. With plenty of character and personality throughout, this well loved home is ready for its next chapter and provides a fantastic canvas for those with a creative mind and enthusiasm to apply some elbow grease. Hidden gems include a grand entrance, bay windows, high ceilings, large windows with plenty of light, detailed trim work, and gorgeous hardwood. Conveniently located just a half mile to restaurants, shops and the Redline T in Porter Square, a few blocks to both Raymond and Danahy Park, and approximately 1.5 miles to Harvard Square. The opportunities are plentiful for a savvy investor, development of 2 or 3 condos or various iterations for an owner occupant.

37 Hubbard Avenue

Cambridge, Massachusetts

OFFERED AT \$1,695,000

www.37Hubbard.com

Property Details:

- Unit 1: 1 Bed | 1 Bath | 891 Sq. Ft.
Heating: Forced Hot Air (Gas) - Shared with Unit 2
Hot Water: Gas
- Unit 2: 3 Beds | 2 Baths | 1,744 Sq. Ft.
Heating: Forced Hot Air (Gas) - Shared with Unit 1
Hot Water: Gas
- Unit 3: 2 Beds | 1 Bath | 1,163 Sq. Ft.
Heating: Forced Hot Air (Gas)
Hot Water: Gas
- Total Square Feet: 3,798
- Lot Size: 4,950 Sq. Ft.
- Taxes: \$7,954 with Residential Exemption
\$10,561 without Residential Exemption
- Parking: 3 Off-Street Spaces
- Outdoors: Yard and Patio Area
- Year Built: 1874
- Roof: Asphalt Shingles
- Siding: Asphalt Shingles
- Living Area Disclosures: Includes areas with ceiling height less than 5 Ft.



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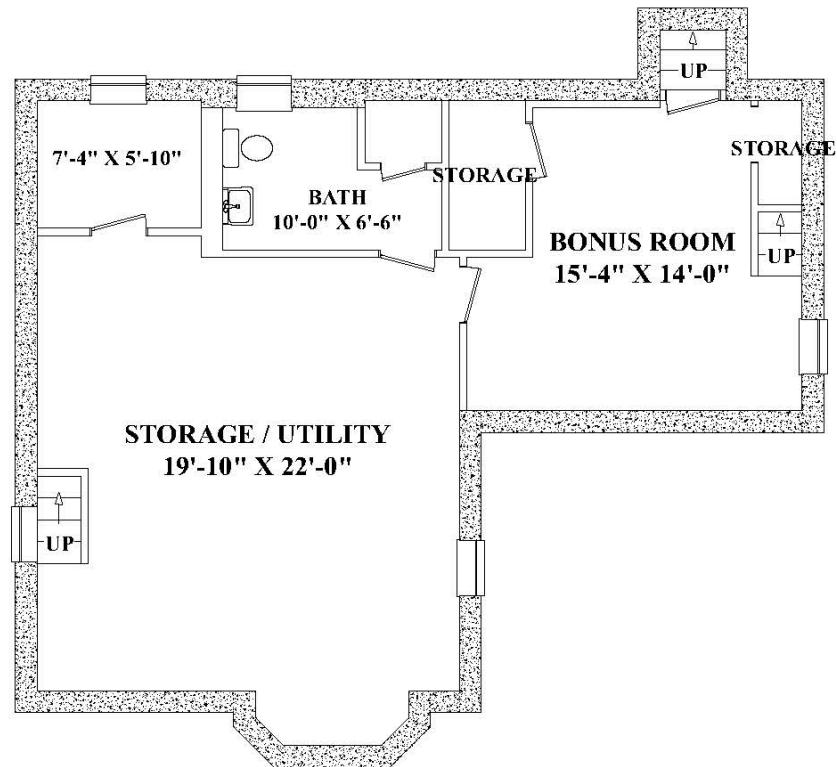
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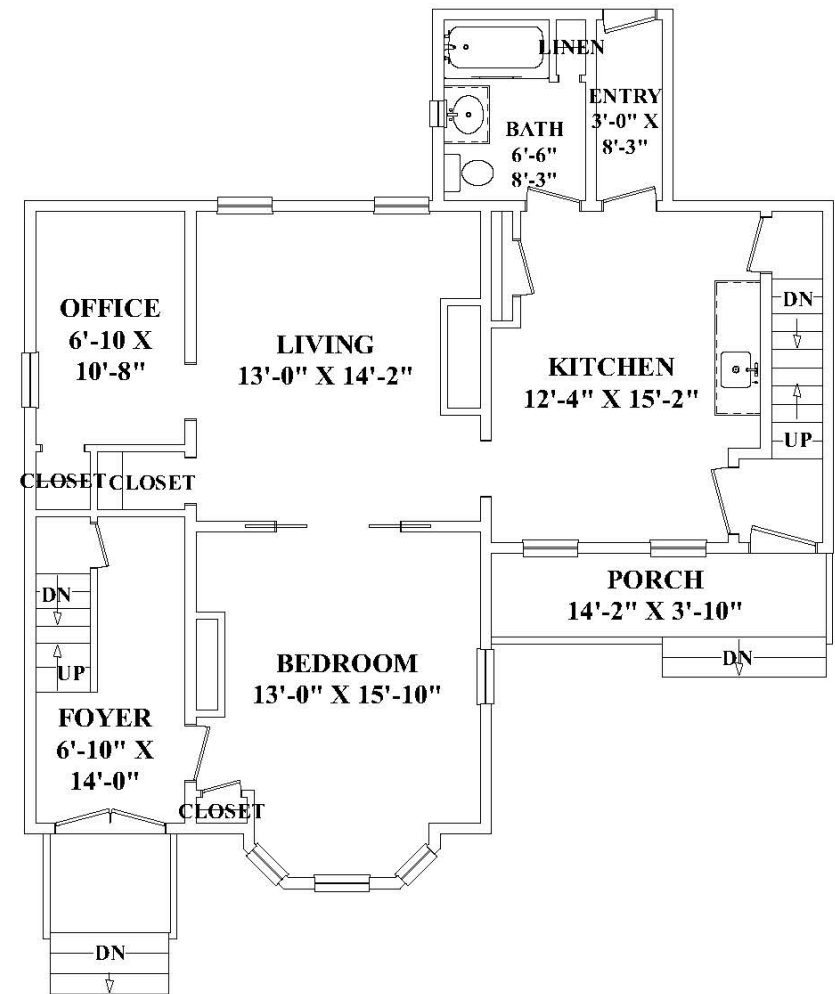
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37 Hubbard Avenue | Basement and Unit 1

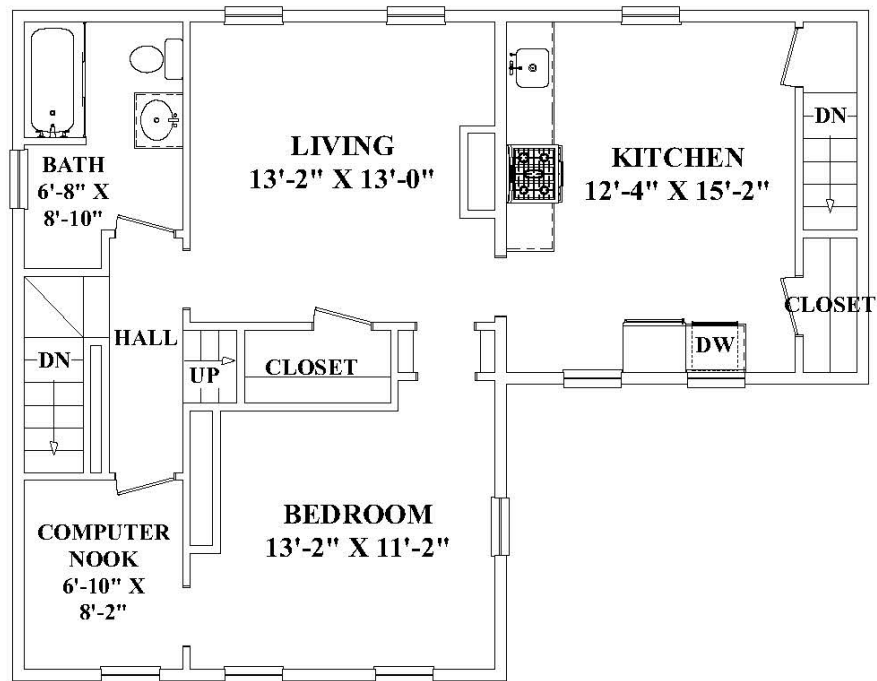


Lower Level

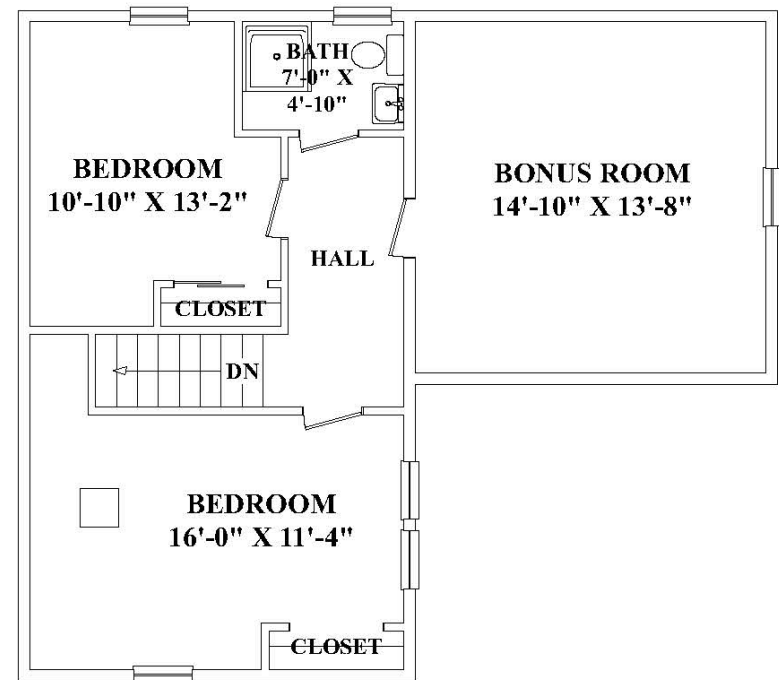


First Floor

37 Hubbard Avenue | Unit 2

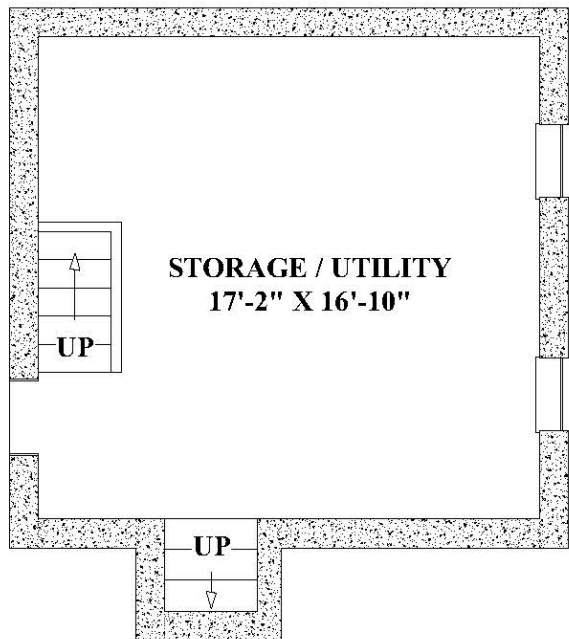


Second Floor

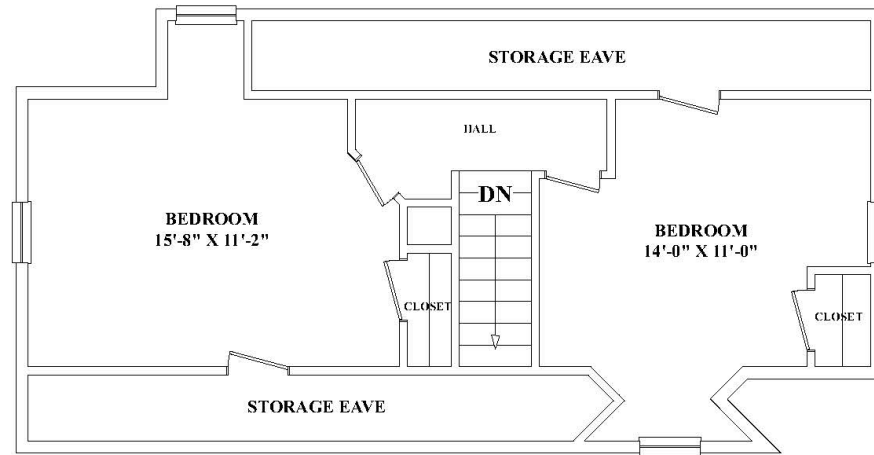


Third Floor

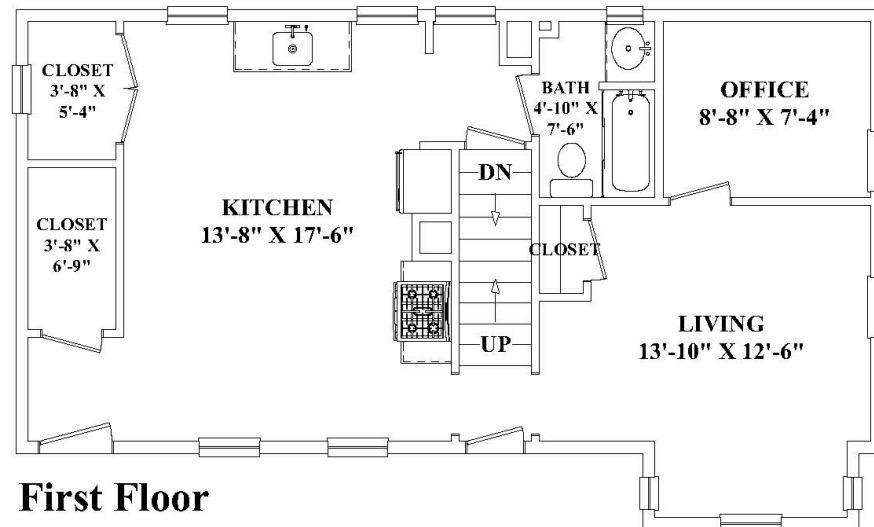
37 Hubbard Avenue | Unit 3



Lower Level



Second Floor



First Floor