

Branch Street Mixed-Use

237 BRANCH STREET

237 BRANCH STREET, LOWELL, MA 01851 | MIXED-USE PROPERTY FOR SALE

NORTHEAST
PRIVATE CLIENT GROUP*

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Executive Summary

Listing Price **\$1,475,000** Number of Units **9** Pro Forma Cap Rate **8.96%**

PROPERTY OVERVIEW

Northeast Private Client Group is pleased to present the Branch Street Mixed-Use property located at 237 Branch Street, Lowell, MA.

237 Branch St is a mixed-use multifamily investment property in Lowell's Highlands / Acre area, offering strong in-place cash flow and long-term upside. Built in 1900, the property contains approximately 5,528 square feet of living and commercial space on a 7,841 SF lot, with 10 off-street parking spaces. The residential unit mix includes five two-bedroom apartments and three one-bedrooms. Street-level retail storefront, currently occupied by a high-traffic barbershop.

The building has historically maintained full occupancy, with both apartment and retail tenants in place, strong rental demand in the Lowell market and a strategic location near employment centers, universities, and transportation corridors, 237 Branch St presents an excellent value-add or stable yield opportunity for investors

All interested and qualified parties can tour the building during scheduled appointments and obtain additional information upon request.

PROPERTY HIGHLIGHTS

Nine (9) Unit Mixed-Use Building | Retail & Residential | Fully Occupancy

(5) Five Two-Bedroom, (3) One-Bedroom & (1) Commercial Space

Corner Lot Location | Off-Street Parking for 10 Vehicles

Value Add Opportunity Through Rent Optimization

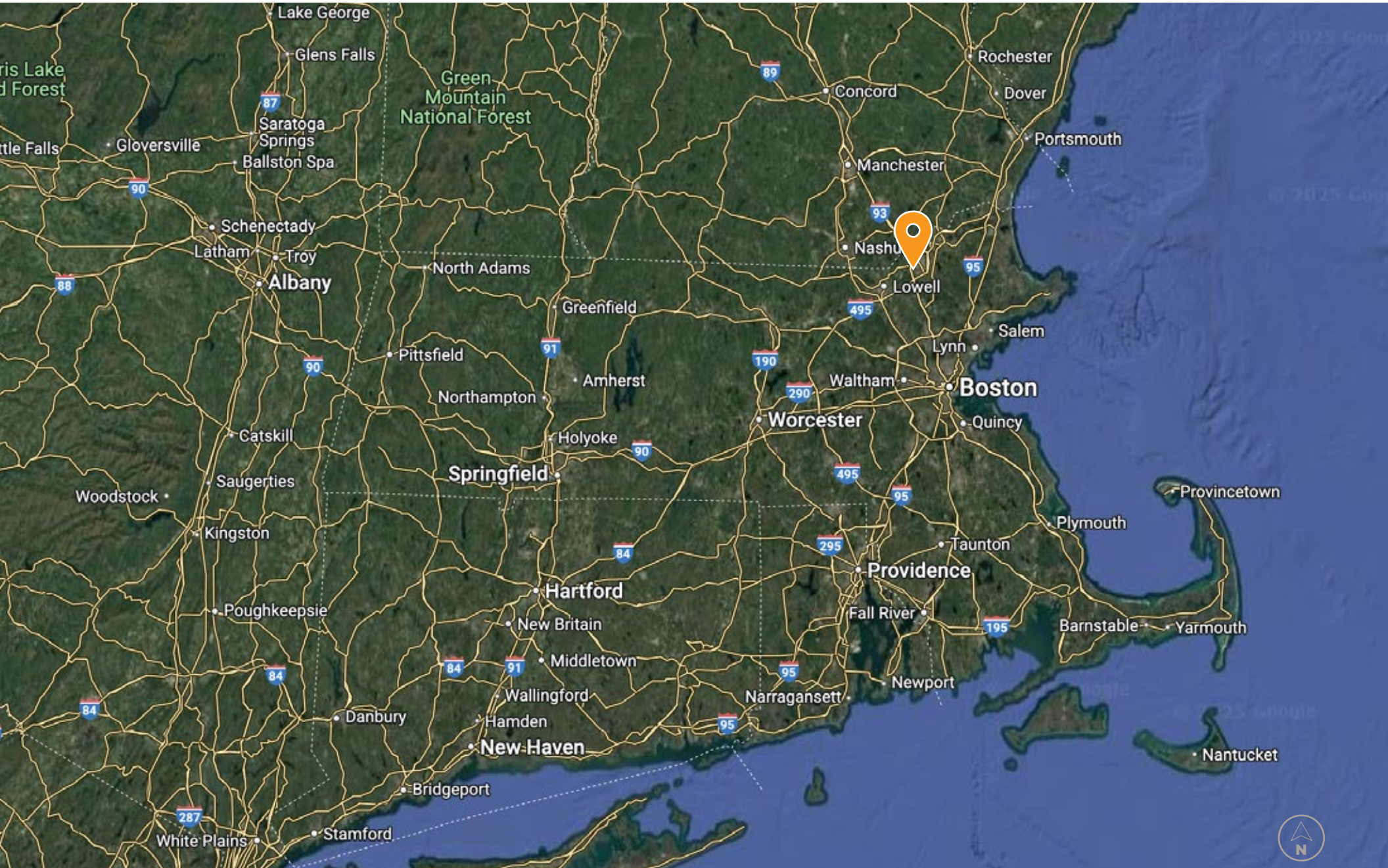
Close proximity to downtown Lowell, UMass Lowell, public transit, and major highways



OFFERING SUMMARY

Building Size	5,528 SF
Number of Units	9
Lot Size	0.18 Acres
Year Built	1900
Price per Unit	\$163,889
Cap Rate	6.24%
Pro Forma Cap Rate	8.96%
Net Operating Income	\$92,030

Regional Map



Site Plan



Exterior Photos



Rent Roll

Unit	Unit Type	Current Rent	High Achieved Rent	Pro Forma	Lease Start	Lease End
Unit 1	One Bed	\$1,150	\$1,300	\$1,600	9/1/2024	8/31/2026
Unit 2	Two Bed	\$1,500	\$1,600	\$1,850	5/1/2024	4/30/2026
Unit 3	Two Bed	\$1,600	\$1,600	\$1,850	5/1/2024	6/30/2026
Unit 4	Two Bed	\$1,500	\$1,600	\$1,850	5/1/2024	5/31/2025
Unit 5	One Bed	\$1,300	\$1,300	\$1,600	5/1/2024	4/30/2026
Unit 6	One Bed	\$1,300	\$1,300	\$1,600	10/1/2025	9/30/2026
Unit 7	Two Bed	\$1,500	\$1,600	\$1,850	5/1/2023	4/30/2026
Unit 8	Commercial	\$1,591	\$1,591	\$2,600	2/1/2023	2/1/2028
Unit 9	Two Bed	\$1,500	\$1,600	\$1,850	5/1/2024	4/30/2025
		\$12,941	\$13,491	\$16,650		



Income & Expense

INCOME SUMMARY	Current	Per Unit	Pro Forma	Per Unit
Gross Scheduled Rent	\$155,296		\$199,800	
Vacancy & Collections Loss	-\$7,765		-\$9,990	
Effective Gross Income	\$147,531		\$189,810	
EXPENSE SUMMARY				
Property Management	\$7,377	820	\$9,491	1,055
Real Estate Tax	\$8,344	927	\$8,344	927
Property Insurance	\$11,646	1,294	\$11,646	1,294
Electric	\$2,337	260	\$2,337	260
Heating Fuel	\$10,241	1,138	\$10,241	1,138
Water and Sewer	\$5,884	654	\$5,884	654
Trash Removal	\$4,266	474	\$4,266	474
Repairs and Maintenance	\$4,500	500	\$4,500	500
Landscaping/Snow Removal	\$778	86	\$778	86
Pest Control	\$130	14	\$130	14
Total Expense	\$55,502	\$6,167	\$57,616	\$6,402
NOI	\$92,030		\$132,194	

*Year 1 is the Current Rent Roll Annualized with Stabilized Occupancy and Expenses

Lowell Overview

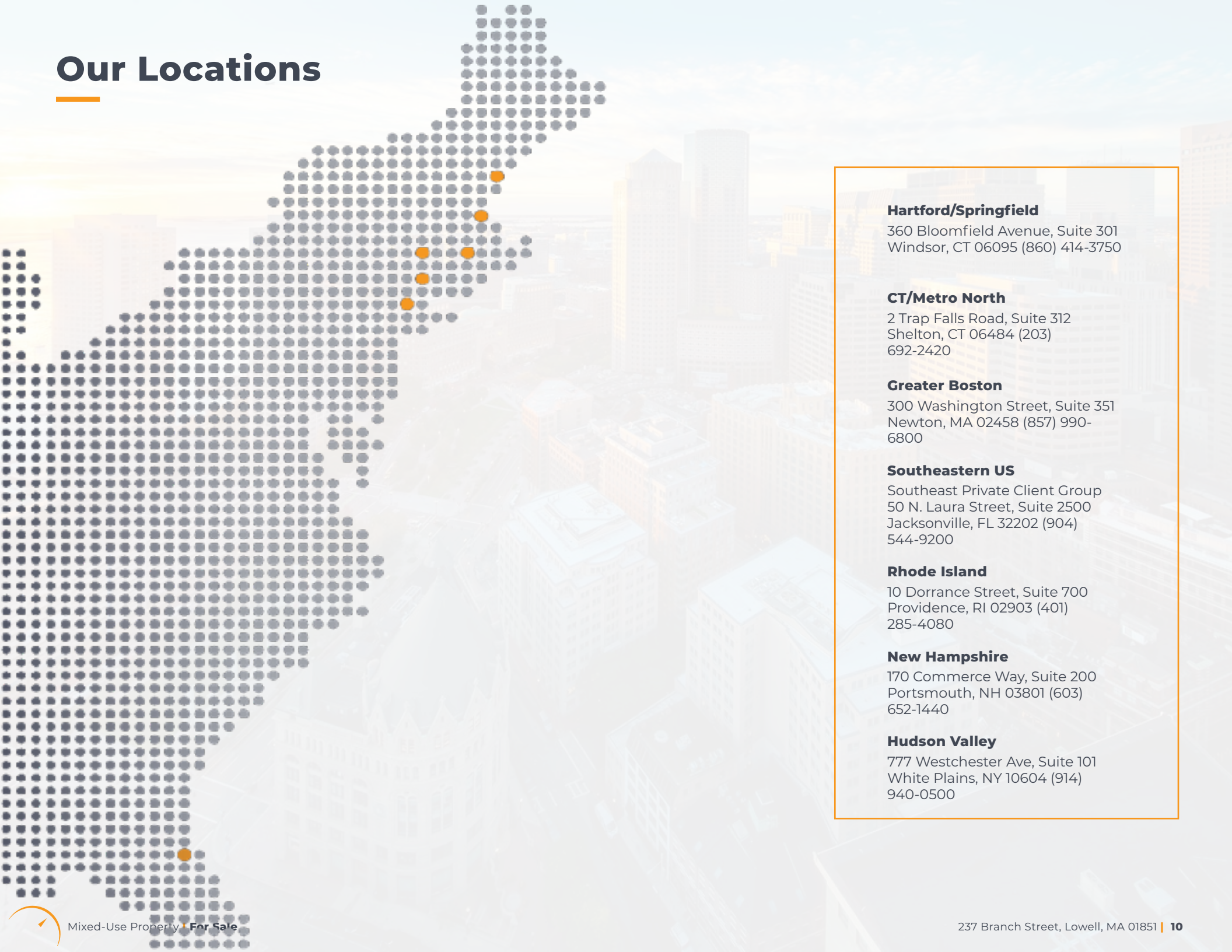
LOCATION OVERVIEW

Lowell, Massachusetts, located in Middlesex County, is a historic city known for its pivotal role in America's Industrial Revolution. Once a major textile manufacturing center, Lowell has preserved much of its industrial heritage through its canals, mill buildings, and the Lowell National Historical Park. Today, it is a culturally rich and diverse city, home to a vibrant Cambodian-American community, a growing arts scene, and several higher education institutions including UMass Lowell. The city balances its historic character with ongoing revitalization efforts, making it a unique blend of old and new. With its walkable downtown, museums, festivals, and access to the Merrimack River, Lowell continues to evolve while honoring its legacy.

In recent years, Lowell has undergone significant economic and infrastructural development, attracting new businesses, artists, and residents seeking an affordable yet culturally dynamic urban environment. Its proximity to Boston—just 30 miles north—makes it an appealing option for commuters, while its own transit, including commuter rail access, supports regional connectivity. The city places a strong emphasis on education and innovation, fueled by partnerships between local government, nonprofits, and UMass Lowell, which is a leader in engineering, research, and community engagement. As Lowell continues to invest in housing, green space, and small business growth, it remains a model for how post-industrial cities can reimagine themselves for the future.



Our Locations



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CT/Metro North

2 Trap Falls Road, Suite 312
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