



## 755-759 TRUMAN HWY

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HYDE PARK, MA 02136

# INVESTMENT SUMMARY

This exceptional 5-unit property at 755-759 Truman Highway is a rare turnkey investment in Hyde Park's desirable Fairmount Hill area. The building features one 3-bedroom, 2-bathroom duplex and four 1-bedroom apartments, totaling approximately 4,380 square feet on a 0.24-acre lot with 6 parking spaces. Built in 1940 and extensively renovated, tenants pay their own utilities, maximizing owner profitability. Location is this property's strongest advantage. Situated steps from Fairmount MBTA Commuter Rail station with 15-minute access to downtown Boston and near vibrant Cleary Square with shops and dining, this fully occupied asset with strong rental history is ideal for 1031 exchange buyers or investors seeking proven cash flow in one of Boston's fastest-growing neighborhoods.



# PROPERTY SUMMARY

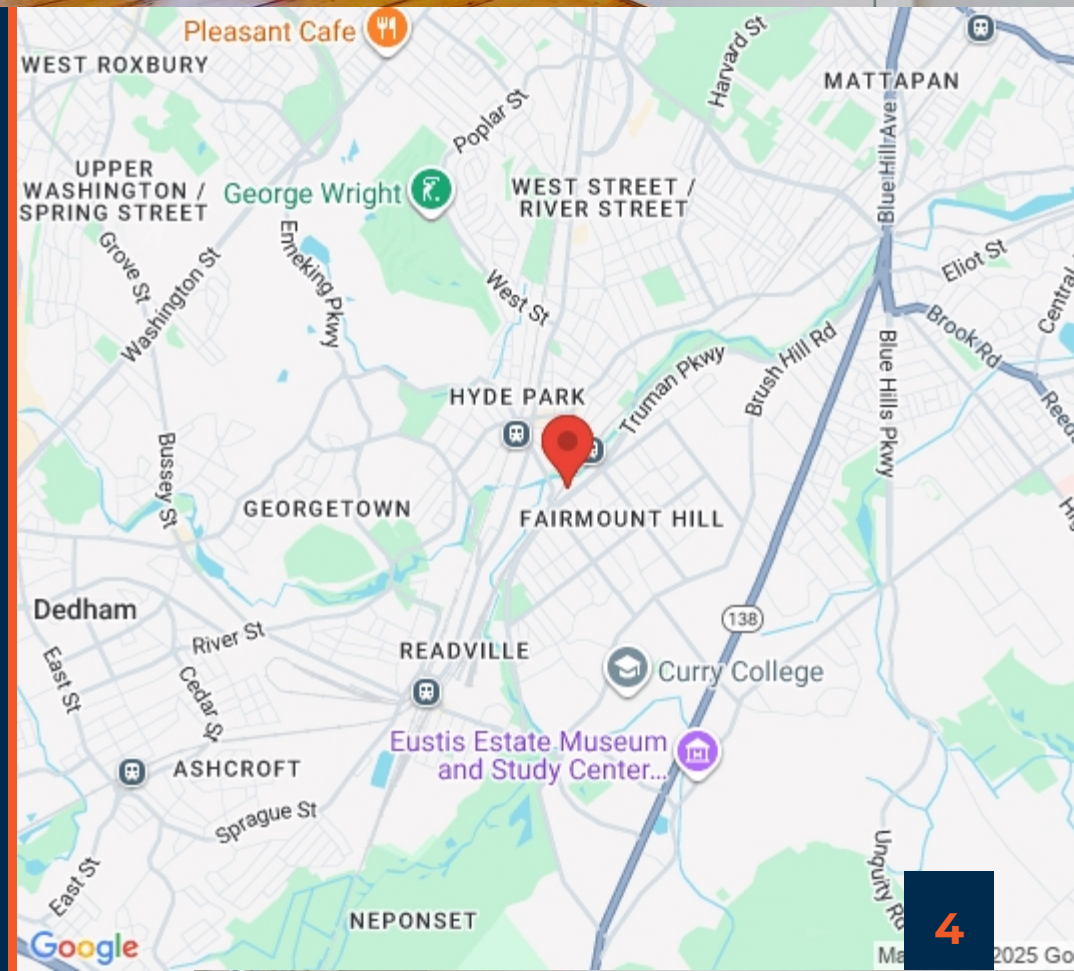
Offering Price	\$2,000,000.00
CAP Rate	5.80%
NOI	\$115,984.00
Building SqFt	4,380 SqFt
Lot Size (acres)	0.24
Levels	3
Year Built	1940
County	Suffolk
Parcel ID / APN	HYDE W:18 P:10594 S:000
Construction	FRAME





## INVESTMENT HIGHLIGHTS

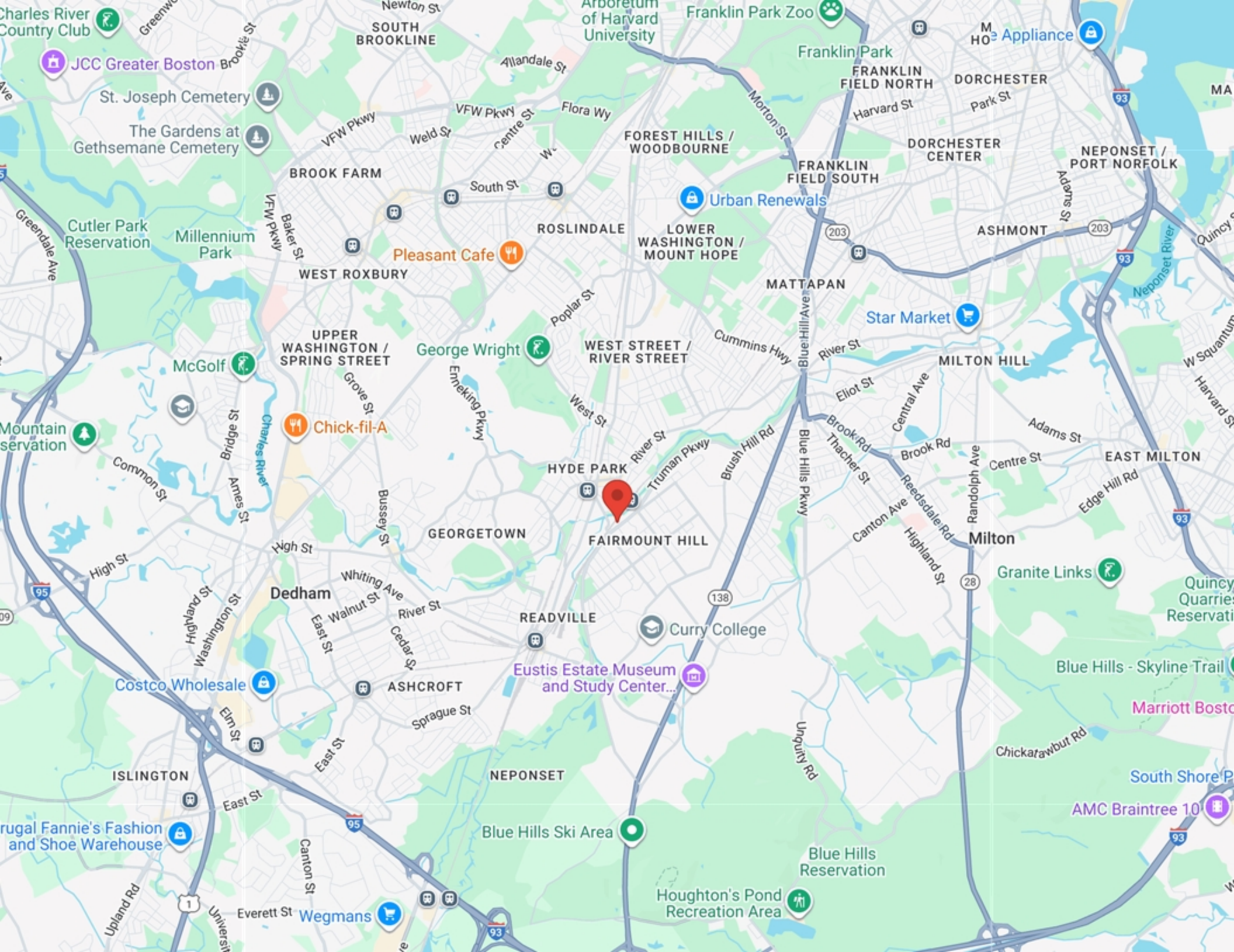
- **Turnkey Cash Flow:** Fully occupied, this property is a proven "cash cow" with strong rental history and exceptional Net Operating Income (NOI).
- **Prime Unit Mix:** Features a sought-after unit composition: One (1) spacious 3-Bedroom, 2-Bathroom Duplex and Four (4) well-designed 1-Bedroom apartments.
- **Renovated & Maintained:** Benefit from significant capital improvements already completed. All 5 units feature separate gas heating systems/hot water heaters, plus a newer siding, windows, porches, kitchens, baths, plumbing, and wiring.
- **Separate Utilities:** Tenants pay for their own heat, hot water, and electricity—maximizing the owner's profitability.



# LOCATION HIGHLIGHTS

- Steps to Fairmount MBTA Commuter Rail Station - Direct access to South Station in 15 minutes, providing effortless downtown Boston commutes for tenants
- Heart of Hyde Park Center location with top restaurants, shopping, and local attractions just steps away
- Easy access to Route 128 and I-93 for highway commuters, combining transit and car-friendly accessibility
- Located along the scenic Neponset River with riverside walking paths and beautiful views
- Minutes from Stony Brook Reservation offering over 400 acres of protected forest with extensive hiking trails, sports facilities, and picnic areas
- Close proximity to vibrant Cleary Square and Logan Square commercial districts featuring diverse international dining, local shops, and cultural venues like Riverside Theatre Works
- Near the highly regarded George Wright Golf Course, a Donald Ross-designed course considered one of his best designs
- Walking distance to Curry College, providing a built-in rental market from students, faculty, and staff
- Property is in a rapidly growing neighborhood - a new 204-unit residential development recently received approval nearby, demonstrating strong investor confidence
- The MBTA is electrifying the Fairmount Line by 2028, increasing service frequency to every 20 minutes, which will substantially increase property values and tenant demand





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DETAILS.**

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