

Turn Key Residential Investment Properties



4 Properties | 22 Units | 49 Bedrooms



Clinton Property Addresses



50-70 Grove Street:	12 units
46 Grove Street:	4 units
228-234 Beacon Street:	4 units
42-44 Grove Street:	2 units

Being sold together as a compound

**Great opportunity for
future condo conversion**

**All 22 units have off-street parking and
in unit laundry**

**Each tenant pays their own utilities.
Only exception is Landlord pays hot
water for the 4 one-bedroom units in
50-70 Grove St**

**Contact Kali for financials:
978 807 7784**



**50 Dedicated
Off-Street
Parking
Spots**

**Paved,
striped,
labeled in
2021**



**Dusk to
dawn
lighting and
exterior
cameras
installed for
main
parking area**

50-70 Grove Street Clinton



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Click here for a sample apartment tour:



50-70 Grove Street Clinton

14,400 Living Area Square Footage | 0.5 Acre Lot

8 three-bedroom townhouses

4 one-bedroom apartments

Hardwired fire alarm panel for entire building, with call out feature to fire department (~2021)

New electrical service and individual meters (2021)

New Rubber Roof:

Front half in 2026 | Back half in 2023

Replaced front doors (10) in 2021;

New back storm doors with screens (12) in 2025

9 of the 12 units were fully renovated in 2020-2023, including kitchens, baths, flooring, plumbing, electrical/light fixtures.

Each 3 bedroom has exclusive use to its private front porch, outdoor stone patio, and basement

Refinished 3 bedrooms include stackable washer dryers; 1 bedrooms include laundry hookups

Each 1 bedroom has Mitsubishi ductless mini split heating/cooling

46 Grove Street Clinton



46 Grove Street Clinton



46 Grove Street Clinton



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46 Grove Street Clinton

1.18 acres

4,800 sq ft living area

Built in 1995

3 of 4 units are renovated in past 5 years including kitchens, flooring, baths, light fixtures, etc.

Each are 2 good sized bedrooms, 1.5 bath townhouse style.

New front storm doors with screens (4) to be installed

Private back decks rebuilt in 2020 with vinyl privacy walls added.

Abundant storage:

- Main level has coat closet, kitchen pantry, extra walk- in closet**
- Second level has 2 linen closets and 2 closets per bedroom**

46 Grove Street Clinton

Mixed-use oversized 2 story garage

Potential rental income for the commercial garage space, as well as a 2nd floor conversion into additional apartment



46 Grove Street Clinton



228-234 Beacon Street



228-234 Beacon Street Clinton



228-234 Beacon Street Clinton



228-234 Beacon Street Clinton

1.13 acres

4,920 sq ft living area

Built in 1988

1 of 4 units renovated last year including kitchens, flooring, baths, light fixtures, etc. (3 units mostly original)

Each are 2 good sized bedrooms, 1.5 bath townhouse style.

New roof in 2020

Private back decks rebuilt in 2020

Abundant storage:

- **Main level has coat closet, kitchen pantry, extra walk- in closet**
- **Second level has 2 linen closets and 2 closets per bedroom**

42-44 Grove Street Clinton



42-44 Grove Street Clinton



42-44 Grove Street Clinton



42-44 Grove Street Clinton

0.16 acres

1,806 sq ft living area

42 is 2 bed, 1 bath

44 is 2-3 bed, 1 bath

Both units renovated past 5 years including kitchens, flooring, baths, electrical/light fixtures, etc.

Kitchens with granite counters, stainless appliances, cathedral ceilings

Farmer's porch

Back driveway