

43-47 Dana St.
Cambridge, MA

\$5,999,900



Exclusively listed by: **The Toland Team**
Carol Toland and Owen Toland

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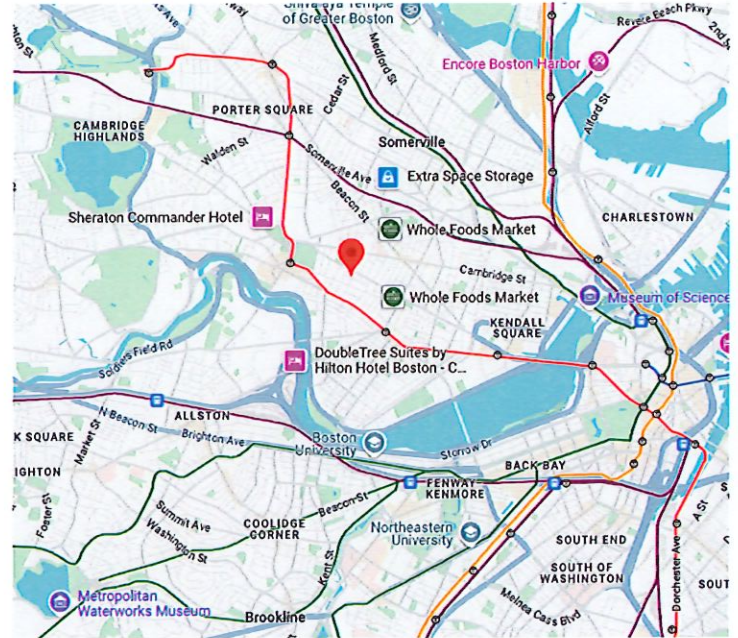
- Mid Cambridge Location
- Residential apartment building (10 Units)
- Eight 1 bedrooms and Two 3 bedrooms
- Easy access to the Redline and 95 Walk Score
- Well maintained inside and out
- Colonial Revival details and charm
- Multiple entries for added privacy
- Coin-op laundry onsite
- Group showings only. Day and time TBD

45 Dana Street | Cambridge

Property Details

- Lot Size: 7,876 sq. ft.
- Living Area: 9,195 sq. ft.
- Zoning: C-1
- Assessment: \$5,027,300
- Tax 2025: \$31,923.35

Central Location



Recent Improvements

- **Entry and Stairway work 2024**
- **Paint and replace wood on exterior 2024**
- **Vinyl Siding in Rear 2024**
- **New decking on porches 2023**
- **Fire alarm service installment 2023**
- **Plumbing renovation 2023**
- **Strip and replace roof 2022**
- **Replacements windows 2022-2024**

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Current Rents:

Unit	Status	Start date	End date	Type	Rent
43-47 Dana Street - 43 1AR	Active	7/1/23	xx	AtWill	2525
43-47 Dana Street - 43-2F	Active	1/1/22	xx	AtWill	0
43-47 Dana Street - 43-2R	Active	8/15/23	xx	AtWill	2625
43-47 Dana Street - 43-3	Active	9/1/23	7/31/25	Fixed	3300
43-47 Dana Street - 45-1	Active	4/1/23	xx	AtWill	2500
43-47 Dana Street - 47 1/2	Active	1/1/22	xx	AtWill	0
43-47 Dana Street - 47	Active	8/1/23	xx	AtWill	2500
43-47 Dana Street - 47A 2F	Active	6/1/24	xx	AtWill	2125
43-47 Dana Street - 47A 2R	Active	8/1/23	xx	AtWill	1800
43-47 Dana Street - 47A-3	Active	1/1/22	xx	AtWill	2000

Projected Rents*:

Unit	Status	Start date	End date	Type	Rent
43-47 Dana Street - 43 1AR	Active	7/1/23	xx	AtWill	3650
43-47 Dana Street - 43-2F	Active	1/1/22	xx	AtWill	2700
43-47 Dana Street - 43-2R	Active	8/15/23	xx	AtWill	2700
43-47 Dana Street - 43-3	Active	9/1/23	7/31/25	Fixed	3650
43-47 Dana Street - 45-1	Active	4/1/23	xx	AtWill	2700
43-47 Dana Street - 47 1/2	Active	1/1/22	xx	AtWill	2700
43-47 Dana Street - 47	Active	8/1/23	xx	AtWill	2700
43-47 Dana Street - 47A 2F	Active	6/1/24	xx	AtWill	2700
43-47 Dana Street - 47A 2R	Active	8/1/23	xx	AtWill	2700
43-47 Dana Street - 47A-3	Active	1/1/22	xx	AtWill	2700

*Based on area rentals

Current Annual Gross Income: \$232,500

Projected Annual Gross Income: \$346,800