



119 Armory Street



123-125 Armory Street



127 Armory Street



124 Armory Street



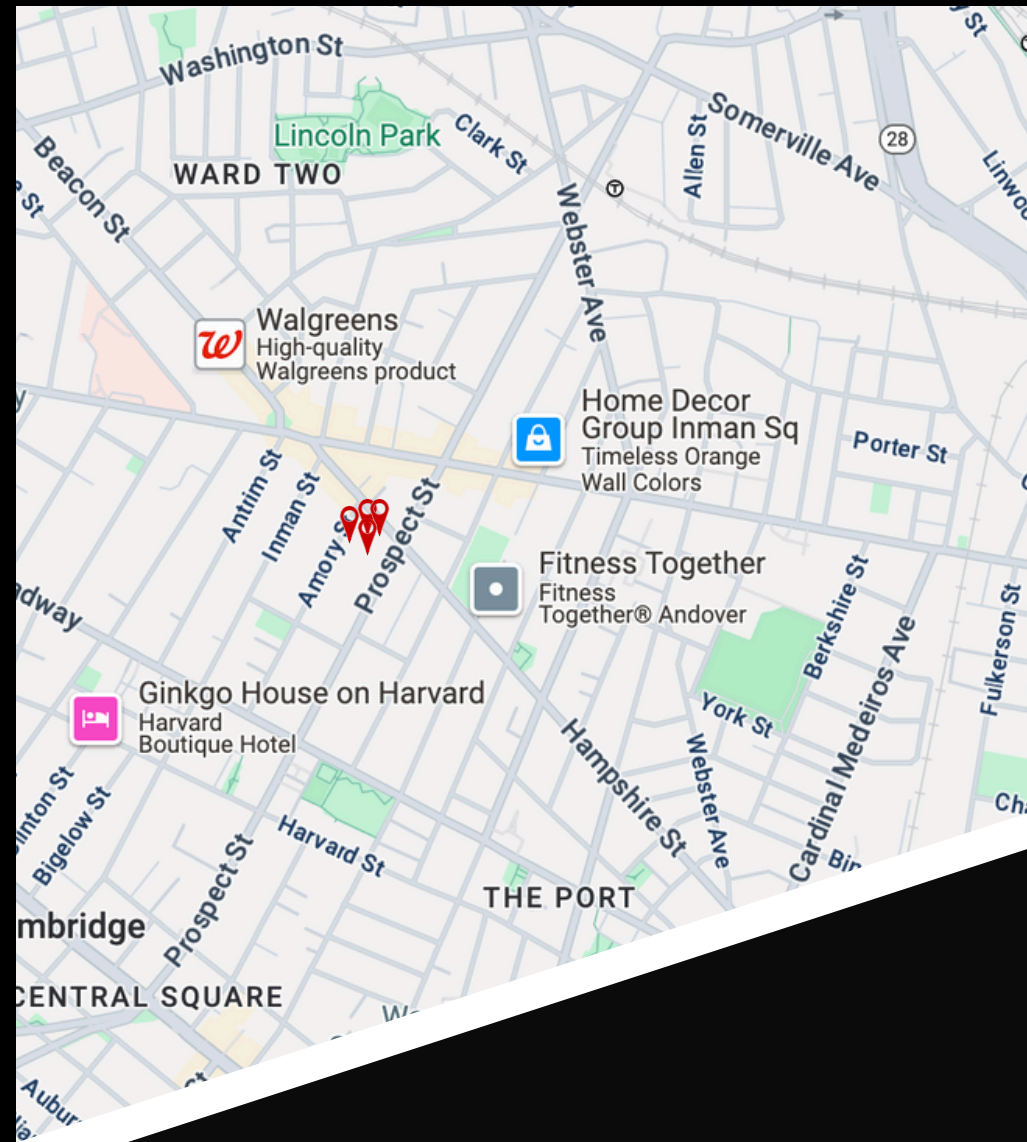
119-127 Armory, Cambridge

Exclusively Marketed By:
Karen Regan, REALTOR®
[www. KarenRegan.com](http://www.KarenRegan.com)



Welcome to a rare and highly flexible investment and development opportunity in one of Cambridge's most dynamic urban neighborhoods. The Amory Street Collection comprises four multifamily properties located just steps from the cultural and culinary pulse of Inman Square. These well-maintained properties offer immediate cash flow with strong rental history and the potential for redevelopment, expansion, or condo conversion.

This flexible package allows buyers to purchase individually or combine all four parcels for a larger-scale project (buyers to perform due diligence). Just minutes from Harvard, MIT, Kendall Square, and downtown Boston, this is an extremely rare offering in a location prized for walkability, transit access, and long-term growth.



- One classic 3-family home
- Two 2-family homes on a single lot
- One additional adjacent parcel, available for expanded development

Investment Highlights

- Fully tenanted with strong rental income
- Development potential including multi-unit, condo, or mixed-use options
- Off-street parking for 6+ vehicles across the portfolio
- Desirable urban neighborhood with excellent public transit access
- Steps from renowned restaurants, boutique shops, and community amenities
- Can be sold individually or as a package including 119-123, 125, and 127 Amory Street

Location Highlights

- Walk Score: 94
- Bike Score: 99
- Steps to public transit and multiple MBTA bus routes
- Less than 1 mile to Harvard, MIT, and Kendall Square
- Surrounded by top-rated restaurants, cafés, retail, and parks



127 Amory Street, Cambridge

Introducing a truly unique opportunity in the heart of Cambridge's vibrant Inman Square :a well-maintained 3-family home just steps from eclectic shops, restaurants, & public transit. This distinctive property stands out not only for its character and location, but also for its rare development potential: it can be purchased individually or combined with the adjacent property to create a larger-scale project (buyers to perform their own due diligence). Each of the 3 units features functional layouts and classic charm, making the home ideal for investors, developers, or owner-occupants looking to live in one unit while generating rental income from the others. The building is fully tenanted, offering immediate cash flow, with strong rental history & future upside.Minutes to Harvard, MIT, Kendall Square, & downtown Boston. Combine it with the neighboring parcel to explore potential expansion, condo conversion, or multi-unit redevelopment in one of Cambridge's most sought-after urban hub.



119-123 Amory Street, Cambridge

Rare Development Opportunity in Inman Square :Two 2-Family Homes on One Lot + Adjacent Parcel Available Located in the heart of Cambridge's vibrant Inman Square, this rare offering features two separate 2-family homes on a single lot, presenting an exceptional opportunity for investors, developers, or owner-occupants. With four total units and strong rental history, the property is ideal as-is or can be combined with the adjacent parcel (also available for sale) to unlock significant development potential in one of the city's most desirable neighborhoods (buyers to perform due diligence). The lot includes a small outdoor space and 4 off-street parking spots, adding further appeal for tenants and future residents alike. Just steps from Inman Square's renowned restaurants, shops, and public transportation, and minutes to Harvard, MIT, and Kendall Square, this property is perfectly positioned for both immediate income and long-term upside. Opportunities like this are few and far between.



124 Amory Street, Cambridge

Nestled just steps from vibrant Inman Square, this classic 3-family home offers the perfect blend of location, stability, and future potential. Fully tenanted and generating consistent rental income, this well-maintained property is an ideal addition to any investment portfolio or a chance for an owner-occupant to live in one unit while collecting income from the others. Each of the three units offers comfortable living with 2 bedrooms and one bath. The property also features two off-street parking spaces, a true rarity in this highly walkable neighborhood PLUS a spacious backyard, offering the potential for expansion or additional outdoor amenities (buyer to do due diligence). Located in one of Cambridge's most desirable neighborhoods, enjoy easy access to public transit, local shops, cafes, restaurants, and the cultural buzz that defines Inman Square. Just minutes to Harvard, MIT, Kendall Square, and downtown Boston.





Exclusively Marketed by:

Karen Regan, REALTOR®

karen@lyvrealty.com

www.karenregan.com

