

PROPERTY OVERVIEW: 337 COLUMBIA STREET

PRIME INVESTMENT OPPORTUNITY IN FALL RIVER, MA WITH SIGNIFICANT POTENTIAL FOR GROWTH

OVERVIEW

Discover the potential of this well-located property in a growing area with train access directly to Boston.


INVESTMENT


Ideal for both owner-occupants and investors seeking stable income. Residential Units Perfect for Short, Mid, or Long term rentals.

FINANCIALS

Review the impressive financial metrics that underscore this opportunity.

Financial Highlights & Projections (2025–2026)

Item	Rent/Month	Notes
Commercial Unit	\$2,500	Available Nov 2025
Residential Unit #1	\$1,150	Leased until Feb 1, 2026
Residential Unit #2	\$1,050	Tenant-at-will
Residential Unit #3	\$1,450	Market rent projection
Residential Unit #4	\$1,450	Market rent projection
Total (Current)	\$6,150	Pre-turnover income
Projected Total (2026)	\$8,000	At full market rent
Projected Annual Gross Income	\$96,000	Stabilized income
Vacancy & Maintenance (7%)	–\$6,720	Conservative allowance
Estimated Annual Expenses	\$12,000	Taxes, insurance, misc.
Net Operating Income (NOI)	\$77,280	2026 stabilized NOI
Cap Rate (Based on \$719,000 Value)	≈ 10.75% <div></div>	Strong projected return

 Stabilized at a 10.75% projected cap rate with significant rental upside through 2026.

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Please consult a qualified financial planner or advisor before making investment decisions.