

MLS # 73454640 - New

Multi Family - 5+ Family - 5+ Units Up/Down

2-4 Sutherland St
Lowell, MA 01850
Middlesex County

Color:

Total Floors: 3
Total Units: 5
Total Rent: \$0
Grade School:
Middle School:
High School:

Approx. Acres: 0.09 (3,920 SqFt)
Directions: Located at the corner of Hildreth St & Sutherland St. GPS directions - 277 Hildreth ST Lowell

List Price: \$950,000

Total Rooms: 15
Total Bedrooms: 5
Total Bathrooms: 5f 0h
Total Fireplaces: 0

Approx. Street Frontage:

Multifamily Gem with Big Upside!! Well-maintained 5-unit multifamily home featuring five spacious 1-bedroom, 1-bath apartments. Each unit offers a comfortable layout with living room, kitchen with dining area, bedroom, and bath. Property is clean, well-kept, and reflects pride of ownership. Off street parking for 6+ cars. Letter of Lead Compliance on file. Current rents are below market value, providing immediate upside potential for investors. This property's turnkey condition minimizes upfront costs. Lowell's rental market continues to show high demand, driven by its proximity to Boston, thriving local economy, and growing student population. Perfect for new and seasoned investors and/or owner occupied.

Property Information

Approx. Living Area Total: 3,518 SqFt
Approx. Above Grade: 3,518 SqFt
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: No
Approx. Below Grade:

Living Area Source: Public Record

Heat/Cool Units:
Parking Spaces: 6
Disclosures: The financials do not take into consideration the two vacant units. Buyers and buyer's agent to perform due diligence. Subject to a 1031 exchange.

Heat/Cool Zones:
Garage Spaces: 0

Annual Expenses For Fiscal Year Ending 12/24

Heating:
Gas:
Electricity: \$310
Water: \$1,854

Repair & Maintenance:
Trash Removal: \$2,160
Sewer:
Insurance: \$5,859

Management: \$4,215
Miscellaneous:
Ann. Prop. Oper. Data: Yes
Annual Expense Source: Other (See Remarks)

Gross Income: \$84,300
Gross Expenses: \$22,784
Net Income: \$61,516

Unit Descriptions

| | | | | | | | |
|---|-------------|------------------|---------------|-----------|----------|-------------|------------|
| Unit #1 Rooms: 2 Rooms: Living Room, Kitchen | Bedrooms: 1 | Bathrooms: 1f 0h | Fireplaces: 0 | Levels: 1 | Floor: 1 | Rent: 1,175 | Lease: No |
| Unit #2 Rooms: 2 Rooms: Living Room, Kitchen | Bedrooms: 1 | Bathrooms: 1f 0h | Fireplaces: 0 | Levels: 1 | Floor: 2 | Rent: 1,500 | Lease: Yes |
| Unit #3 Rooms: 2 Rooms: Living Room, Kitchen | Bedrooms: 1 | Bathrooms: 1f 0h | Fireplaces: 0 | Levels: 1 | Floor: 3 | Rent: 0 | Lease: |
| Unit #4 Rooms: 2 Rooms: Living Room, Kitchen | Bedrooms: 1 | Bathrooms: 1f 0h | Fireplaces: 0 | Levels: 1 | Floor: 1 | Rent: 0 | Lease: |
| Unit #5 Rooms: 2 Rooms: Living Room, Kitchen | Bedrooms: 1 | Bathrooms: 1f 0h | Fireplaces: 0 | Levels: 2 | Floor: 2 | Rent: 1,250 | Lease: Yes |
| Common Areas Rooms: Laundry | | | | | | | |

Features

Area Amenities: Public Transportation, Shopping, Park, Medical Facility, Laundromat
Basement: Yes Full, Bulkhead, Concrete Floor
Beach: No
Construction: Frame
Electric: Fuses, Circuit Breakers
Foundation Size:
Foundation Description: Fieldstone
Lot Description: Corner, Paved Drive
Road Type: Public
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No

Other Property Info

Disclosure Declaration: No
Exclusions:
Lead Paint: Certified Treated
UFFI: Warranty Features:
Year Built: 1920 Source: Public Record
Year Built Description: Approximate
Year Round:
Short Sale w/Lndr. App. Req: No
Lender Owned: No

Tax Information

Pin #:
Assessed: \$602,400
Tax: \$6,916 Tax Year: 2025
Book: 26314 Page: 21
Cert:
Zoning Code: TTF
Map: Block: Lot:

Office/Agent Information

Listing Office: Keller Williams Realty - Merrimack (978) 692-3280
Listing Agent: John Lynch (978) 761-1502
Team Member(s): Kelly Espinola (508) 982-6264
Sale Office:
Sale Agent:
Listing Agreement Type: Exclusive Right to Sell
Entry Only: No
Showing: Sub-Agency:
Showing: Buyer's Broker: Schedule with ShowingTime or Call 888-627-2775
Showing: Facilitator: Schedule with ShowingTime or Call 888-627-2775
Special Showing Instructions: Two vacant units (2-3,4-1) basement and common area available for open house and/or first showing.

Market Information

Listing Date: 11/13/2025
Days on Market: Property has been on the market for a total of 1 day(s)
Expiration Date:
Original Price: \$950,000
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for 1 day(s)
Office Market Time: Office has listed this property for 1 day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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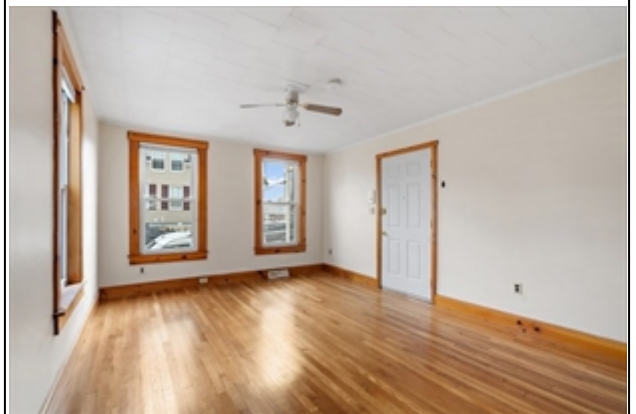
Market History for 2-4 Sutherland St, Lowell, MA 01850

| MLS # | Date | | | DOM | DTO | Price |
|--|------------|------------|-----------|------------|-----|-----------|
| 73454640 | 11/13/2025 | Listed for | \$950,000 | John Lynch | 1 | \$950,000 |
| Market History for Keller Williams Realty - Merrimack (AN5174) | | | | 1 | | |
| Market History for this property | | | | 1 | | |

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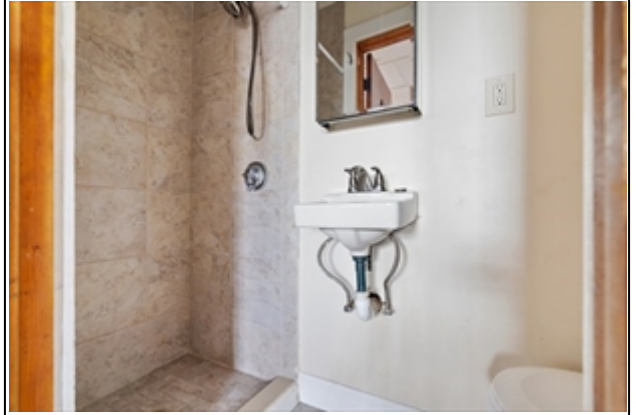
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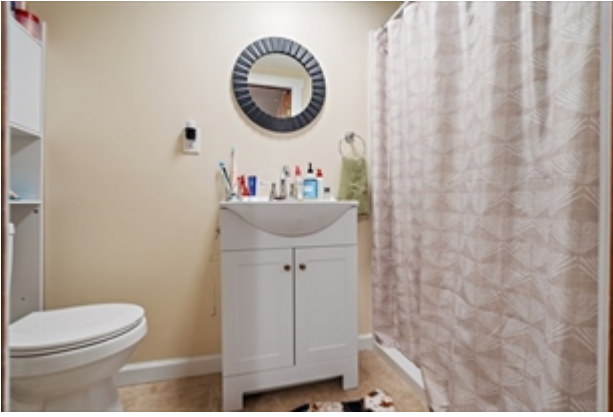
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