



# FOR SALE

499 Haverhill St.  
Lawrence, MA

LISTING PRICE

# \$1,225,000

## ABOUT THE PROPERTY

Welcome to an exceptional investment opportunity in the City of Lawrence. This 9-unit property features a desirable unit mix of three one-bedroom units and six studio units, offering strong income potential. The property provides ample parking with at least one space per unit, as well as a garage. A large basement offers additional storage space for tenants.

Two units are currently vacant, presenting an immediate opportunity for the new owner to select their own tenants or adjust rents to market value. The property also offers two generous side yards, giving tenants outdoor space to enjoy. Additional features include a newly built side deck, coin-operated washer and dryer available for tenant use, a welcoming front porch, and a good-sized lot.

Conveniently located near restaurants, shops, supermarkets, parks, and with easy access to major highways including Route 93, this property is well positioned for both tenants and investors.

**9 Units | 0.46 Acres | 4,172 sq. ft.**

## PROPERTY FEATURES

- 2 new water heaters (2026 unit 1 and 2)
- New furnace (2025 unit 3)
- Roof around 13-15 years old
- 1 car garage with new garage door
- New fire alarm control panel (2025)
- Coin op washer and dryer
- New exterior lights (2025)
- New side deck (2025)
- New white fence along the front porch (2025)
- Gas heat
- Ample storage space in the basement



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# UNITS & FEATURES

## 499 HAVERHILL ST. LAWRENCE, MA

### Unit 1 (1st. floor)

- \$1400/month
- 1 bedroom
- Water included
- Lease ends 12/1/2026
- section 8

### Unit 6 (3rd floor)

- \$1,400/month
- Studio
- Water included
- Lease ends 4/1/2026
- section 8

### Unit 2 (1st. floor)

- \$1400/month
- Studio
- Water included
- Lease ends 5/1/2026
- section 8

### Unit 7 (1s floor)

- \$1,100/month
- Studio
- Water, heater, electricity included
- TAW

### Unit 3 (2nd floor)

- 1 bedroom
- Vacant
- Potential rent: \$1600-\$1700

### Unit 8 (1s floor)

- Vacant
- Studio
- Potential rent: \$1300-\$1400

### Unit 4 (2nd floor)

- \$1,200/month
- Water, heat, electricity included
- TAW

### Unit 9 (2nd floor)

- \$1,000/month
- Studio
- Water, heater, electricity included
- TAW

### Unit 5 (3rd floor)

- \$1,100/month
- Studio
- Water, heat, electricity included
- TAW





ParcelID: 188-0-8

110

188-0-23

188-0-21-A

188-0-22

188-0-120-1

188

188-0-119

188-0-121

188-0-118

188-0-117

188-0-10

188-0-122

188-0-123

188-0-124

188-0-9

188-0-125

188-0-7

188-0-13

188-0-6

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188-0-4

188-0-14

188-0-12

188-0-3

0-54

# 499 HAVERHILL ST. LAWRENCE, MA 01841

MEGAREALTY · InvestmentPropertyFinancialOverview

## Property Information

<b>Property Type</b>	Multi-Family	<b>Total Units</b>	9
<b>Current Monthly Rent</b>	\$8,600	<b>Market Monthly Rent</b>	\$13,500
<b>Annual Gross Income</b>	\$103,200	<b>Potential Annual Income</b>	\$162,000

## Unit Rent Roll

Unit	Floor	Type	Current	Market	Utilities	Water	Lease	Yes ·
1 2 3	1st	1BR 1BA	\$1,400	\$1,700	Water	Water	Water,	12/1/26 Yes ·
4 5 6	1st	Studio	\$1,400 -	\$1,400	Heat, Electric	Water,		5/1/26 TAW
7 8 9	2nd	1BR 1BA	\$1,200	\$1,700	Heat, Electric	Water		TAW TAW
<b>Total</b>	2nd	1BR 1BA	\$1,100	\$1,700	Water, Heat, Electric			Yes · 4/1/26
	3rd	Studio	\$1,400	\$1,400	Water, Heat, Electric			TAW TAW
	3rd	Studio	\$1,100 -	\$1,400	Water, Heat, Electric			TAW
	1st	Studio	\$1,000	\$1,400				
	1st	Studio	<b>\$8,600</b>	\$1,400				
	2nd	Studio		\$1,400				
				<b>\$13,500</b>				

## Operating Expenses

Expense	Yearly	Monthly
Taxes	\$8,382.00	\$698.50
Insurance	\$5,089.00	\$424.08
Electric	\$1,500.00	\$125.00
Heating	\$2,000.00	\$166.67
Water/Sewer	\$5,250.00	\$437.50
Landscape/Snow/Trash	\$2,250.00	\$187.50
<b>Total</b>	<b>\$24,321.00</b>	<b>\$2,039.25</b>

## Investment Summary

Metric	Amount
Total Gross Income	\$103,200
Total Potential Income	\$162,000
Total Expenses	\$24,321
Actual Net Income	\$78,879
Potential Net Income	\$137,679