

168-174 Elm St
Pittsfield, MA 01201



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MLS# 247014



\$579,900

4.5 Bathrooms | 5,640 Sqft

FULLY RENTED with great CAP RATE! Welcome to this exceptional mixed-use building that combines residential and commercial opportunities in one of the most sought after areas in Pittsfield. This property features 3 great apartments and two storefronts, making it ideal for investors or entrepreneurs looking to capitalize on a vibrant local community. All tenants are current with rents, the apartments are clean and feature natural gas heat & hot water, all utilities are separate and the responsibility of the tenants! Very desirable location and spacious layout keeping long-term tenants EASY! Two commercial units are fully rented with long term renters providing solid rental income. With its unparalleled location and reliable tenancy, this property delivers a robust capitalization rate of eleven out of every one hundred dollars invested annually, making it a highly attractive addition to any portfolio.



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