KENT VENTURES GROUP | MASSACHUSETTS REAL ESTATE

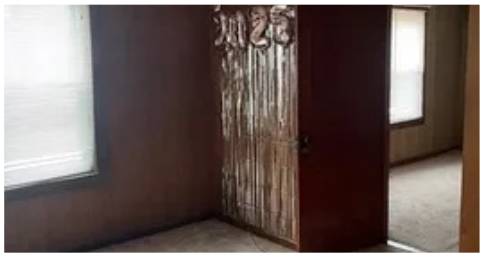
30 Chapel Street

Shirley, Massachusetts | Two-Family Opportunity

$575,000









Investment income or owner-occupant flexibility

A well-located Shirley Village two-family offering two 2-bedroom residences, a corner lot, four off-street parking spaces and convenient access to the MBTA commuter rail and Route 2.

2	4	2	2,160	4
RESIDENCES	BEDROOMS	BATHROOMS	TOTAL SF	PARKING

±0.18-ACRE CORNER LOT | PUBLIC WATER + SEWER | FULL BASEMENT

LISTING-PROVIDED INCOME POTENTIAL

$5,650 / month potential combined rent

Near Shirley commuter rail
Village services + Route 2 access

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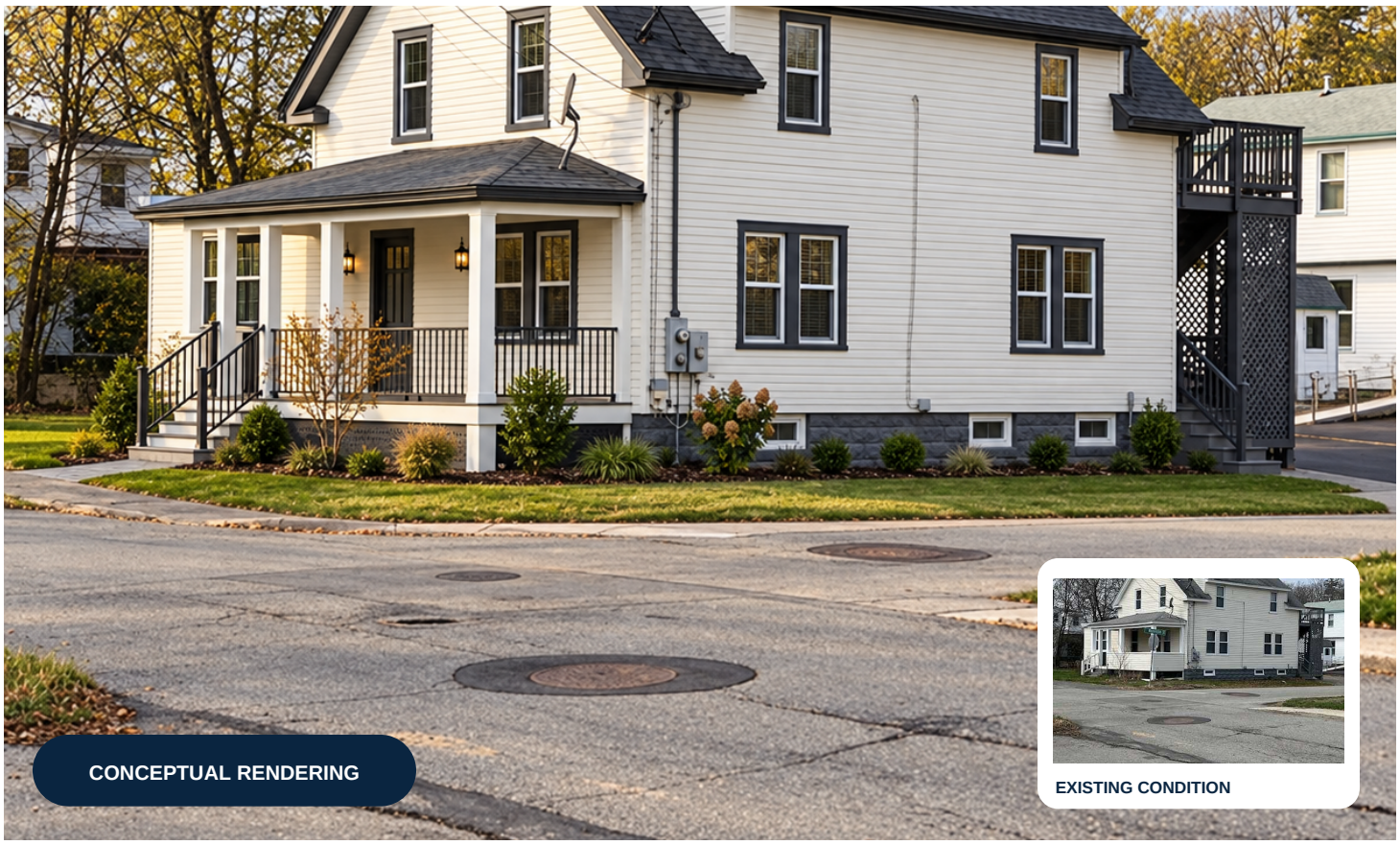
kent@kentventuresgroup.com | 617-257-3544 | kentventuresgroup.com

Information and photographs are drawn from the current public listing (MLS PIN #73500633) and are subject to independent verification. Pricing, availa bility, rents, occupancy, expenses, zoning and condition may change. Potential income is not guaranteed. Photograph source: current public listing.

30 CHAPEL STREET | CONCEPTUAL RENOVATION VISION

A refreshed Shirley Village residence

An attainable exterior improvement concept - subject to design, pricing and approvals



Renovation priorities

- **RESTORE** Fresh siding and trim, repaired roofing and a renewed front porch
- **WELCOME** New entry lighting, simple railings and a cleaner arrival sequence
- **LANDSCAPE** Modest foundation planting, lawn repair and improved walkways
- **PRESERVE** Retain the recognizable massing, roof form and neighborhood scale

VISION, NOT AN APPROVAL

This image illustrates one possible cosmetic renovation direction. It is not an architectural plan, construction estimate, permit approval, warranty or representation of completed work.

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Conceptual rendering generated from the existing-condition photograph. Final materials, dimensions, costs and work scope require professional review.