



MLS # 72817658 - New
Multi Family - 4 Family

27 & 27R Saxton Street
Boston, MA: Dorchester's Savin Hill, 02125
Suffolk County
 Color:
 Total Floors: **3**
 Total Units: **4**
 Total Rent: **\$6,125**
 Grade School: **BPS**
 Middle School: **BPS**
 High School: **BPS**
 Directions: **Belfort to Saxton**

List Price: **\$1,450,000**

Total Rooms: **15**
 Total Bedrooms: **7**
 Total Bathrooms: **4f 0h**
 Total Fireplaces: **0**

Remarks

Incredibly unique opportunity to purchase this legal 4 unit property w/ parking, just steps to the Savin Hill T and beach! 3 unit main building offers well maintained units with amazing ceiling height. The gem of this property is the separate cottage at the rear of the lot. The potential is unlimited! Capitalize on a rejuvenated urban condo market across 4 units and easily increase the number of parking spaces! Or take advantage of today's interest rates and continue the tradition of renting these wonderful units. You don't have to worry about vacancy with proximity to the T, the new Daily Market, McKennas Cafe, Savin Bar & Kitchen, Ghost Pepper Taco Bar, UMass Boston...all just a stones throw away. Just sit back & watch the value continue to appreciate w/ the development along Morrissey Blvd, rapidly changing & growing UMass-Boston, DotBlock (+/- 500,000sf development), The Beat (700,000sf redevelopment of the old Globe HQs)... You absolutely can't go wrong at this amazing location...

Property Information

Approx. Living Area: 3,834 Sq. Ft.	Approx. Acres: 0.09 (3,768 Sq. Ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones:	Parking Spaces: 1 Off-Street
Living Area Source: Other	Heat/Cool Units:	Approx. Street Frontage:
Living Area Disclosures: LA taken from City of Boston Assessor's site.		
Disclosures: Offers due 4/28 by 12:00pm. Seller reserves the right to accept an offer at any time. Property sold as-is. Buyer/Buyer agent to perform own due diligence. Bedroom count listed based on current use, not public record. Rents listed are actual, but well below market.		

Annual Expenses

Heating:	Repair & Maintenance:	Management:	Gross Income: \$73,500
Gas: \$1,190	Trash Removal:	Miscellaneous:	Gross Expenses: \$8,887
Electricity: \$2,407	Sewer:	Ann. Prop. Oper. Data: No	Net Income: \$64,613
Water: \$1,945	Insurance: \$3,345	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1							
Rooms: 4	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1,500	Lease: No
Unit #2							
Rooms: 5	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1,625	Lease: No
Unit #3							
Rooms: 4	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 1,400	Lease: No
Unit #4							
Rooms: 2	Bedrooms: 1	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1,600	Lease:

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University, Other (See Remarks)**

Basement: **Yes Full, Interior Access, Unfinished Basement**

Beach: **Yes Bay**

Beach Ownership: **Public**

Beach - Miles to: **1/10 to 3/10**

Construction: **Frame**

Exterior: **Vinyl**

Exterior Features: **Porch, Patio**

Foundation Size:

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas**

Lot Description: **Paved Drive**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Sewage District: **BWSC**

Terms: **Contract for Deed**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty

Features: **No**

Year Built: **1900** Source: **Public Record**

Year Built Description: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **1302697000**

Assessed: **\$921,000**

Tax: **\$9,914** Tax Year: **2021**

Book: **29236** Page: **101**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800

Listing Agent: **ResCo Team (617) 817-1813**

Team Member(s): **Timothy Deihl (617) 817-1813**

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Appointment Required**

Showing: Facilitator: **Appointment Required**

Special Showing Instructions: **Private showings to be reserved: 4/23 3-5, 4/24 11-1, 4/25 11-1. These are NOT open house hours!**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

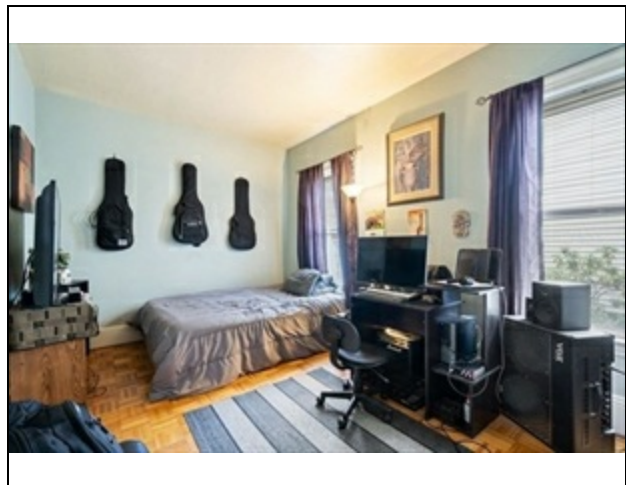
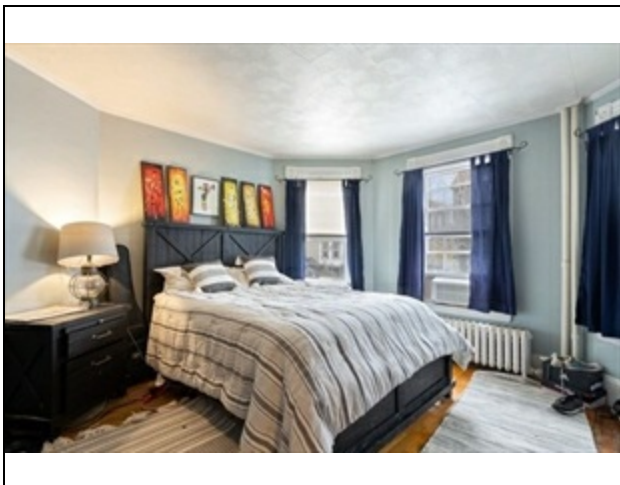
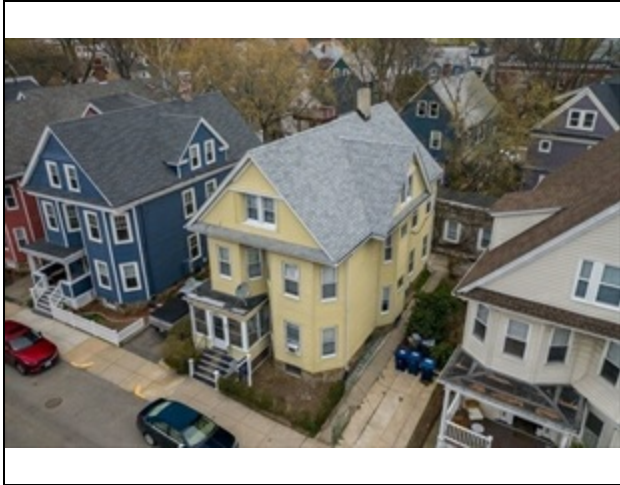
Facilitator: **1**

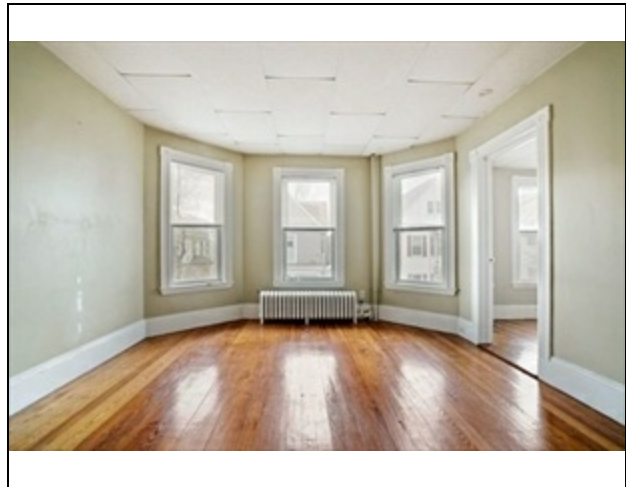
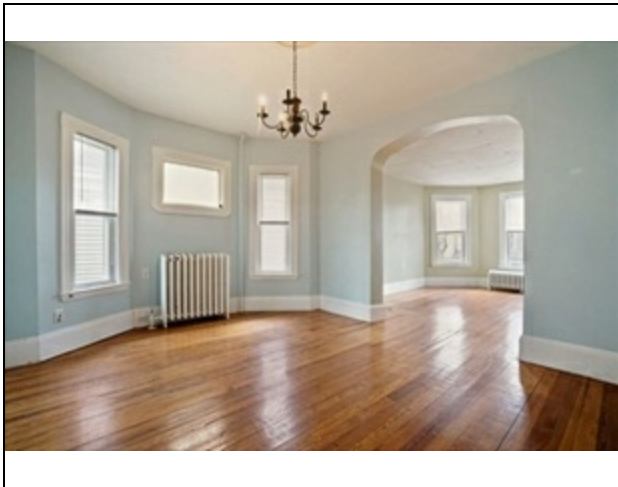
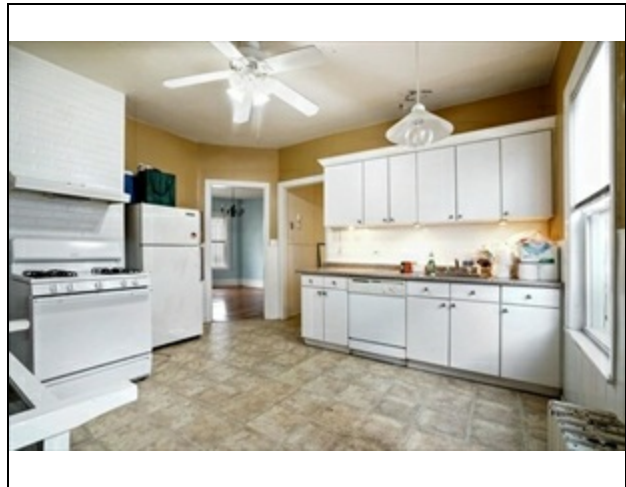
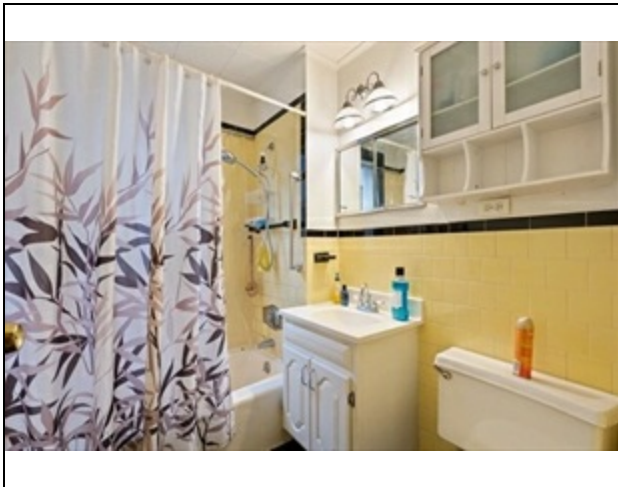
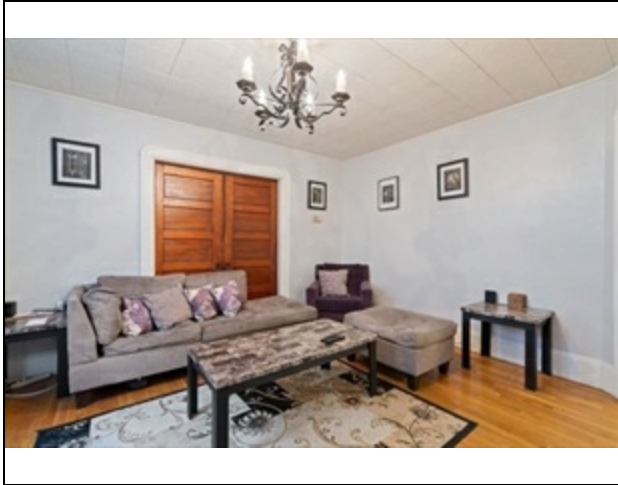
Compensation Based On: **Net Sale Price**

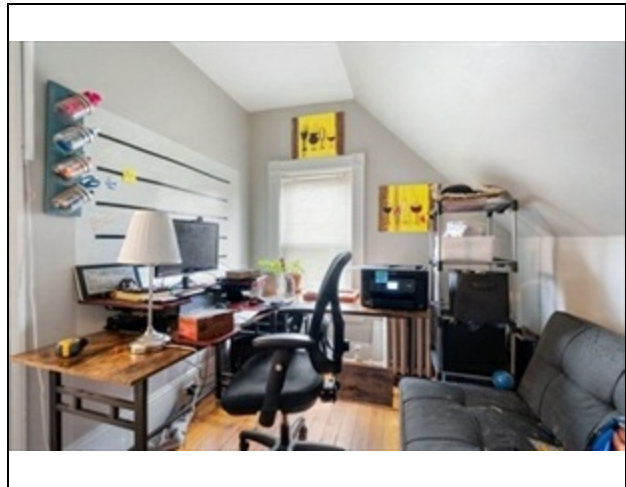
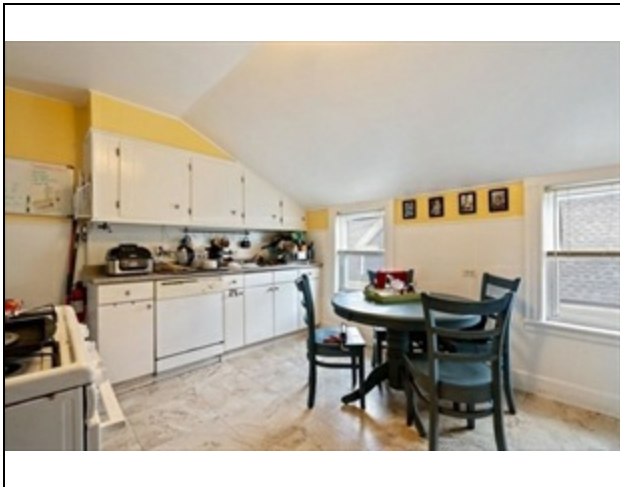
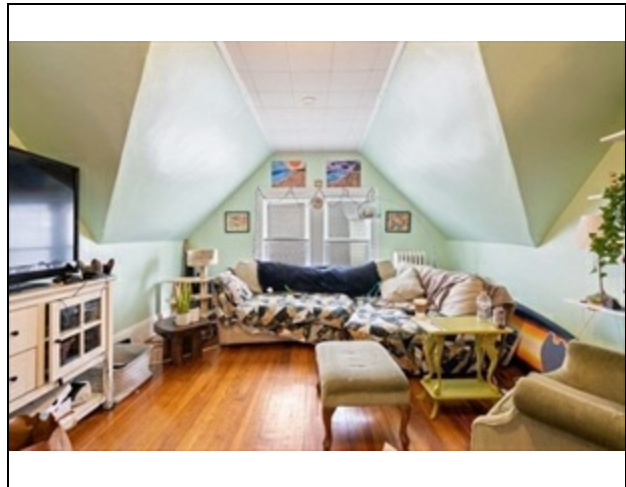
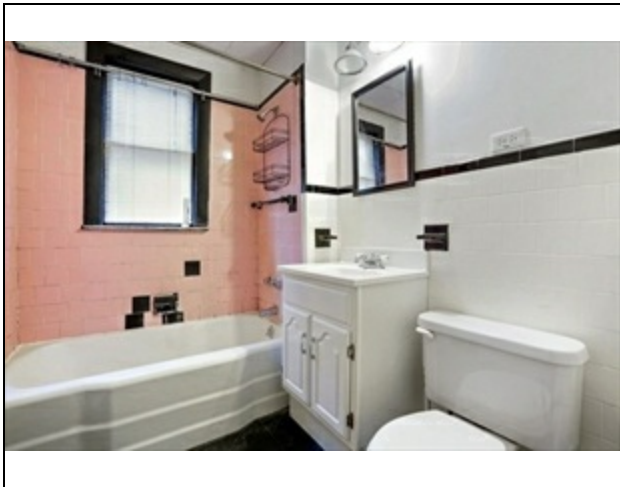
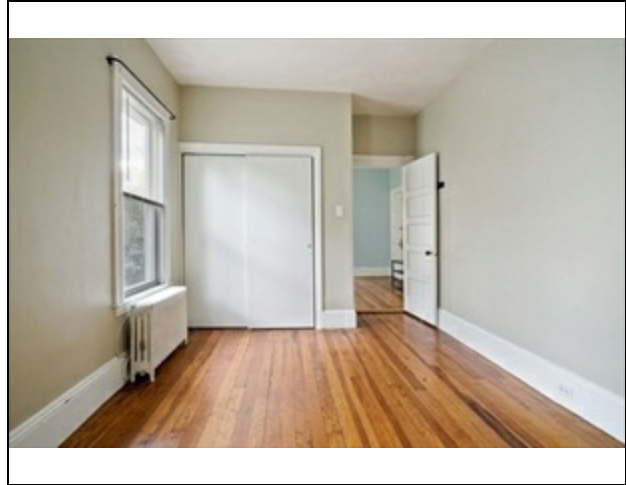
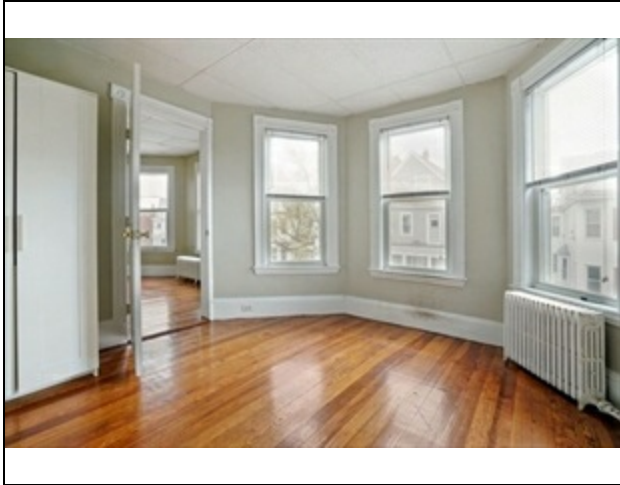
Market Information

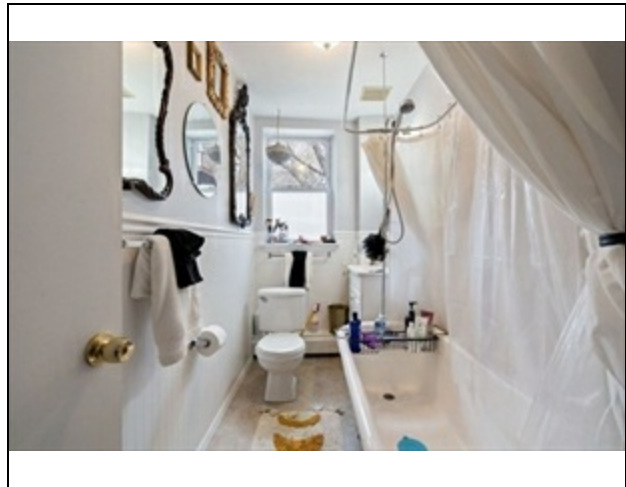
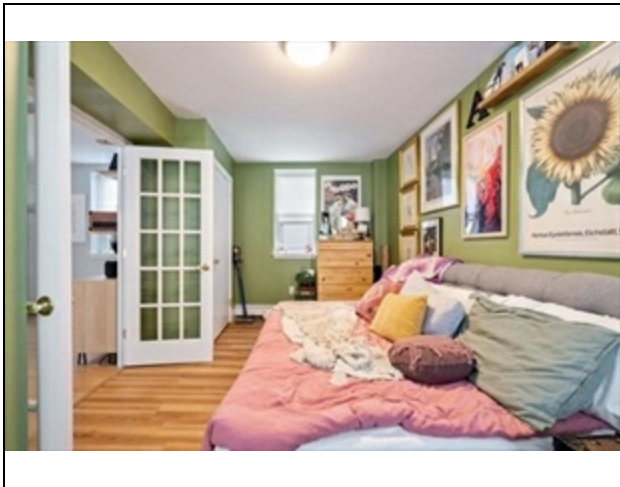
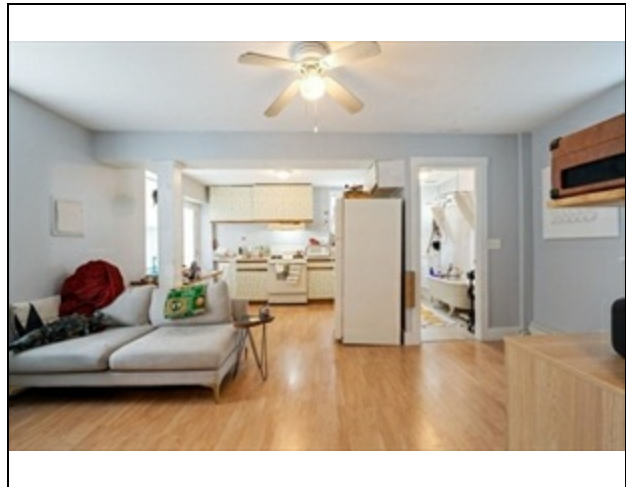
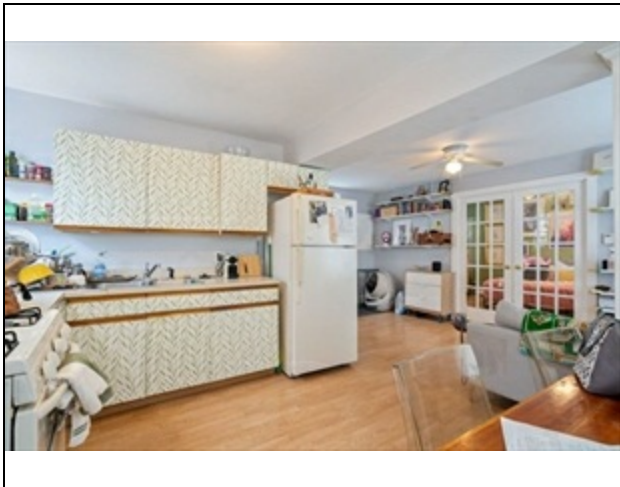
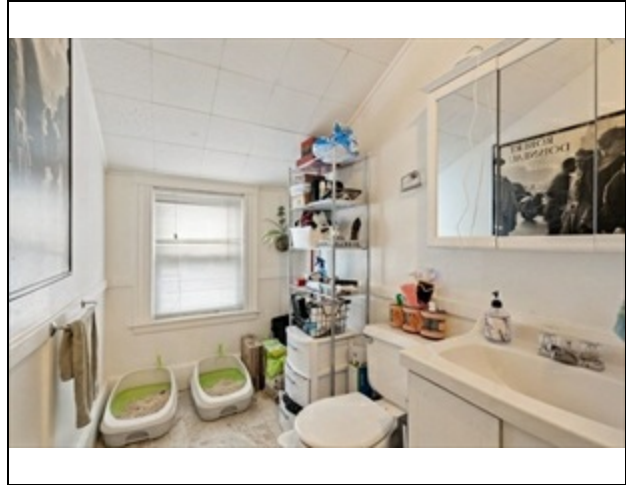
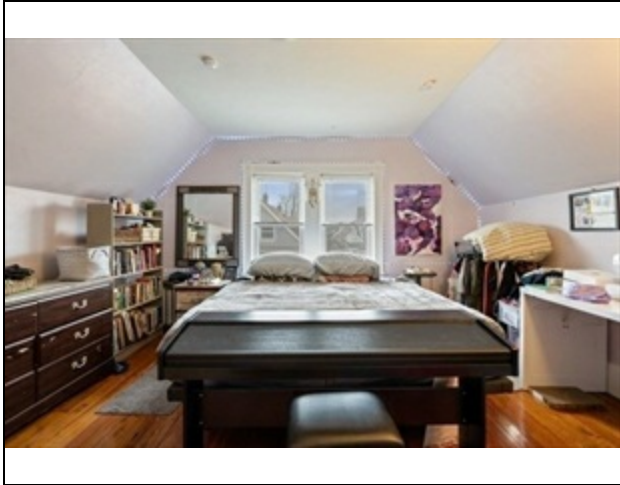
Listing Date: 4/20/2021	Listing Market Time: MLS# has been on for 1 day(s)
Days on Market: Property has been on the market for a total of 1 day(s)	Office Market Time: Office has listed this property for 1 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$1,450,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

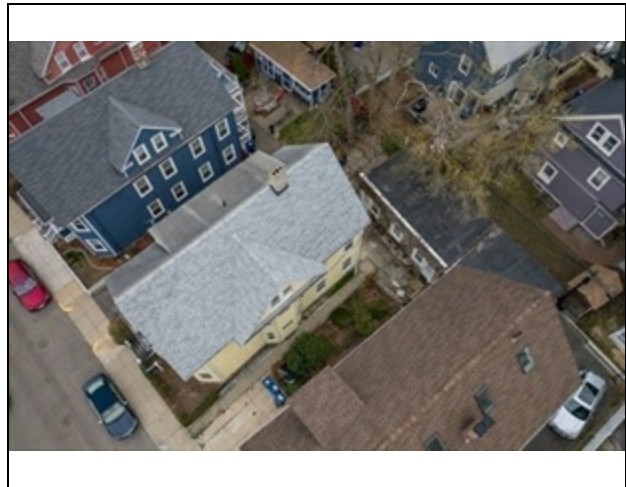
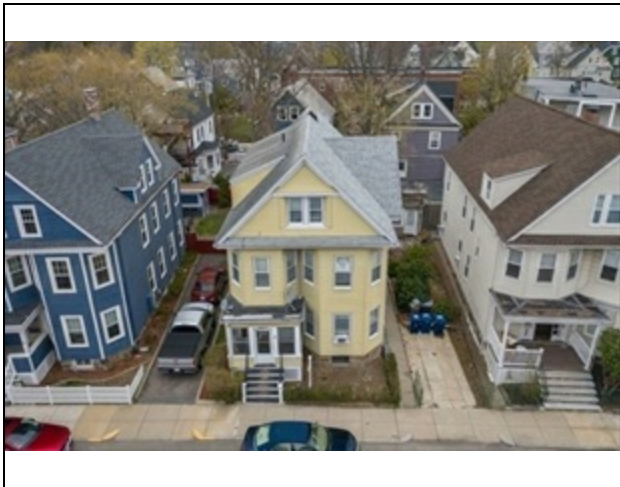
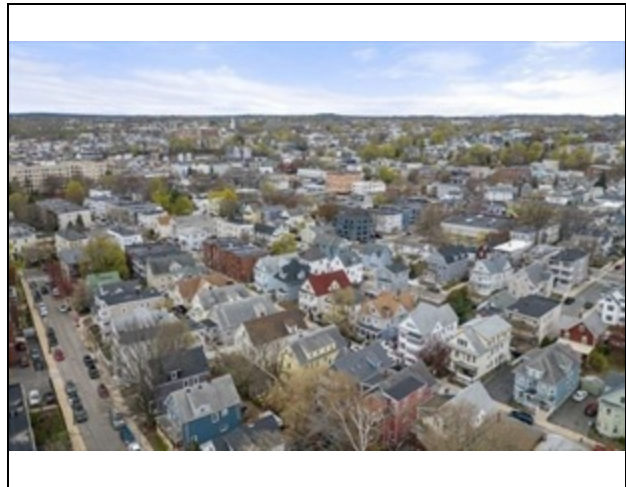
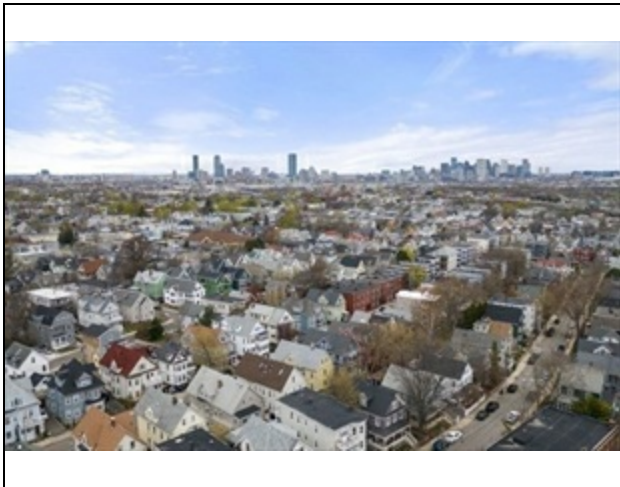
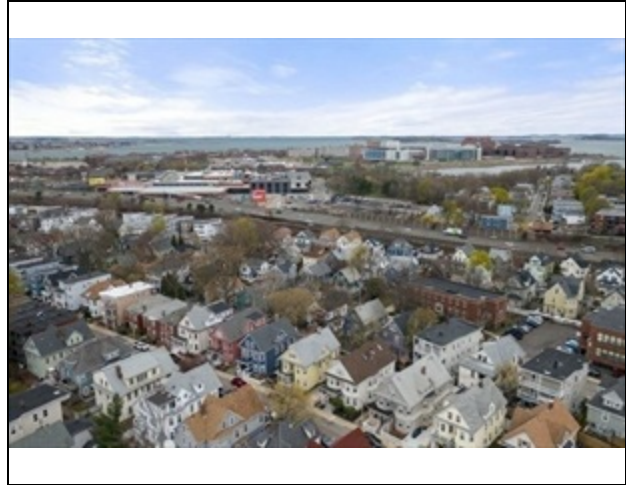
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