

MLS # 73250101 - New  
Multi Family - 2 Family - 2 Units Up/Down



10 Adams Terrace  
Boston, MA: Dorchester, 02122  
Suffolk County

List Price: **\$699,000**

Color:  
Total Floors: 2  
Total Units: 2  
Total Rent: **\$3,550**  
Grade School: **BPS**  
Middle School: **BPS**  
High School: **BPS**

Total Rooms: 7  
Total Bedrooms: 3  
Total Bathrooms: 2f 0h  
Total Fireplaces: 0

Approx. Acres: **0.03 (1,214 SqFt)**

Approx. Street Frontage:

Directions: **Adams Street to Adams Terrace. At end of dead end road.**

**Incredible opportunity for new investor or first time homebuyer to get into the market! Great entry price point for fully occupied building at convenient location, with easy access to public transportation (bus and red line T), Morrissey Blvd, and I-93. Small, easy to maintain lot on quiet, private lane. First floor unit offers kitchen with adjacent dining area and living room with original woodwork. Spacious bedroom with good closets and full bathroom. 2nd floor unit has similar layout with kitchen and dining area, living room with original woodwork, adjacent office/2nd bedroom and full bedroom and bathroom. Walk to Fields Corner, Neponset, Stop and Shop on Morrissey Blvd, Victory Rd dog park on the water, and so much more!**

#### Property Information

Approx. Living Area Total: **1,490 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,490 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat/Cool Units: **2 / 0**

Heat/Cool Zones: **2 / 0**

Parking Spaces: **0**

Garage Spaces: **0**

Disclosures: **Tenants are occupants through Bay Cove Services and are currently TAW.**

#### Annual Expenses

Heating: Repair & Maintenance:  
Gas: Trash Removal:  
Electricity: Sewer:  
Water: Insurance:

Management:  
Miscellaneous:  
Ann. Prop. Oper. Data: **No**  
Annual Expense Source:

Gross Income: **\$42,600**  
Gross Expenses:  
Net Income: **\$42,600**

#### Unit Descriptions

##### Unit #1

Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,650** Lease: **No**

##### Unit #2

Rooms: **4** Bedrooms: **2** Bathrooms: **2f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1,900** Lease: **No**

#### Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat**

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Exterior: **Shingles**

Flooring: **Wood**

Foundation Size:

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas**

Lot Description: **Other (See Remarks)**

Road Type: **Private**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

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: **1905** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

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

Lender Owned: **No**

#### Tax Information

Pin #: **1601020001**

Assessed: **\$555,900**

Tax: **\$6,109** Tax Year: **2024**

Book: **58790** Page: **210**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

#### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

#### Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (617) 426-6900

Listing Agent: **ResCo Team** (617) 825-0800

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: **Please email tim at Tim.Deihl@SothebysRealty.com with all inquiries and showing requests.**

#### Market Information

Listing Date: **6/10/2024**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date:

Original Price: **\$699,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

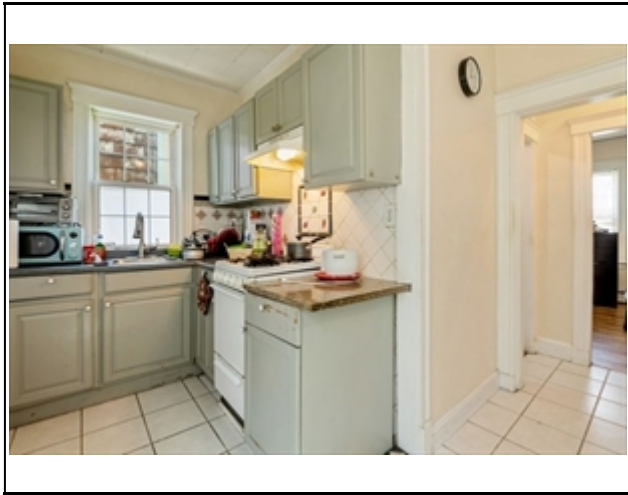
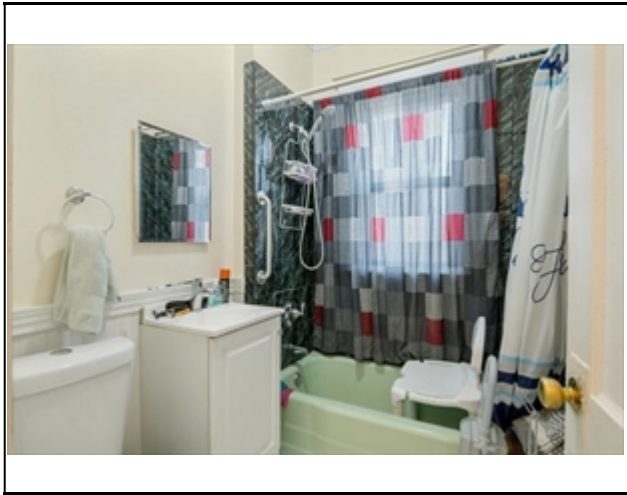
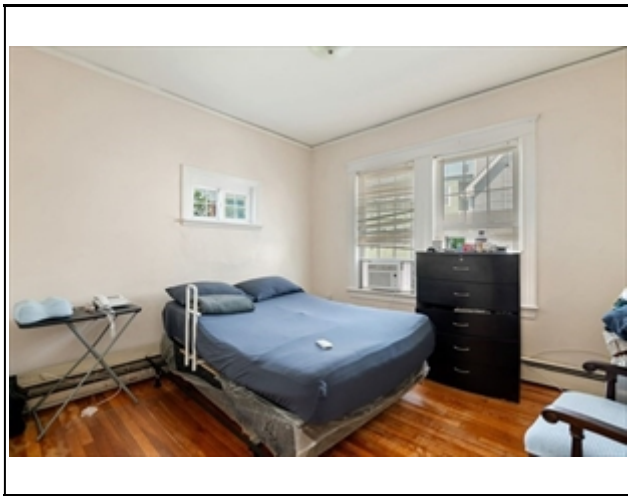
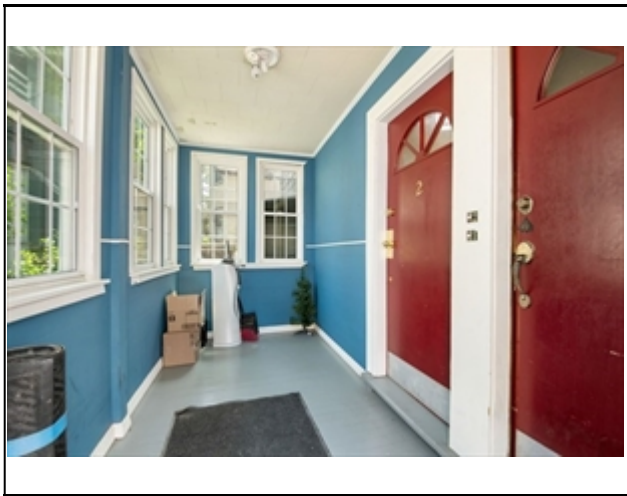
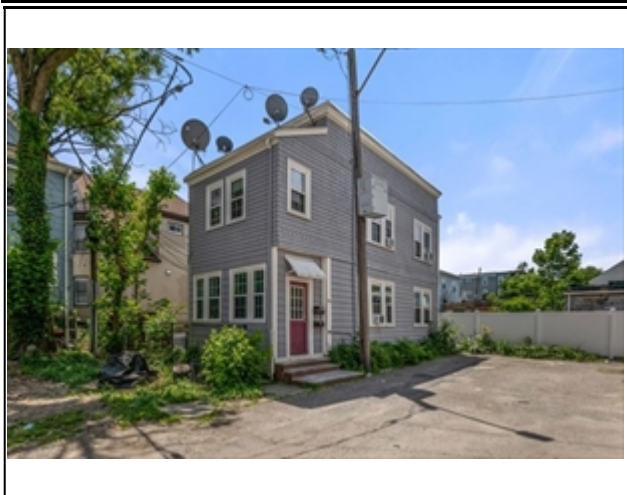
Cash Paid for Upgrades:

Seller Concessions at Closing:

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