

For more information on this property, contact Giancarlo Tiberi at Gtiberi@bostoncpg.com

60 North Margin St, Boston, MA 02113



Price: \$4,050,000

Listing ID: **73573192**

Status: **Active**

Bedrooms: **15 Bed**

Full Baths: **8 Bath**

SqFt: **4,400**

Acres: **0.03**

Year Built: **1899**

Property Description:

****RARE NORTH END 8 UNIT INVESTMENT OPPORTUNITY**** The property consists of seven (7) two-bedroom apartments and one (1) studio unit, offering an efficient unit mix that caters to the neighborhood's deep and consistent renter demand. The residences feature modern finishes and highly desirable amenities, including exposed brick, hardwood flooring, abundant natural light, and updated kitchens with granite countertops and newer appliances. Professionally managed and meticulously maintained, the asset offers investors a low friction ownership opportunity with no deferred maintenance requirements. This offering represents a rare opportunity to acquire a stabilized, turnkey multifamily property in a premier urban location. Strong occupancy fundamentals, durable rental demand, and the potential for continued income growth, the property offers investors both dependable in-place cash flow and long-term value appreciation. Walking distance to the Financial District and multiple MBTA transit lines.



Giancarlo Tiberi
Email: Gtiberi@bostoncpg.com
Address: 220 Commercial Street
City: Boston
State/Province: MA
Zipcode: 02109
Home Phone: 617.909.9191

Primary Features

County: Suffolk

Property Sub Type: 5-9 Family
Property Type: Residential Income
Year Built: 1899

Interior

Basement: Full
Bathrooms Total Decimal: 8
Building Area Units: Square Feet

Levels: 4
Living Area: 4400
Rooms Total: 29
Stories Total: 4

External

Farm Land Area Units: Square Feet
Foundation Details: Other
Lot Features: Other

Lot Size Area: 0.03
Lot Size Square Feet: 1329
Lot Size Units: Acres
Number Of Units Total: 8
Open Parking: 1
Parking Features: On Street
Sewer: Public Sewer
Water Source: Public

Location

Building Area Source: Public Records
Country: US
Directions: Close to Salem Street & Hanover Street in the North End

MLS Area Major: North End
Waterfront: no
Zoning: RES

Additional

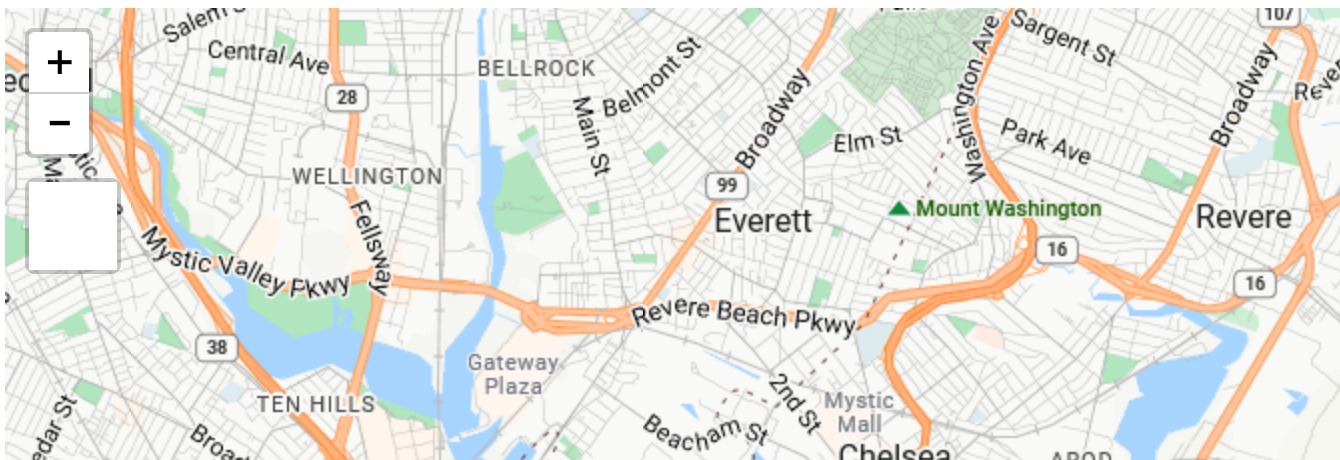
FLRS 2: 1
GRE: 12574
Lead Paint: Unknown
Levels 1: 1
Levels 2: 1
Listing Alert: No
MIs Status: New
FLRS 1: 1

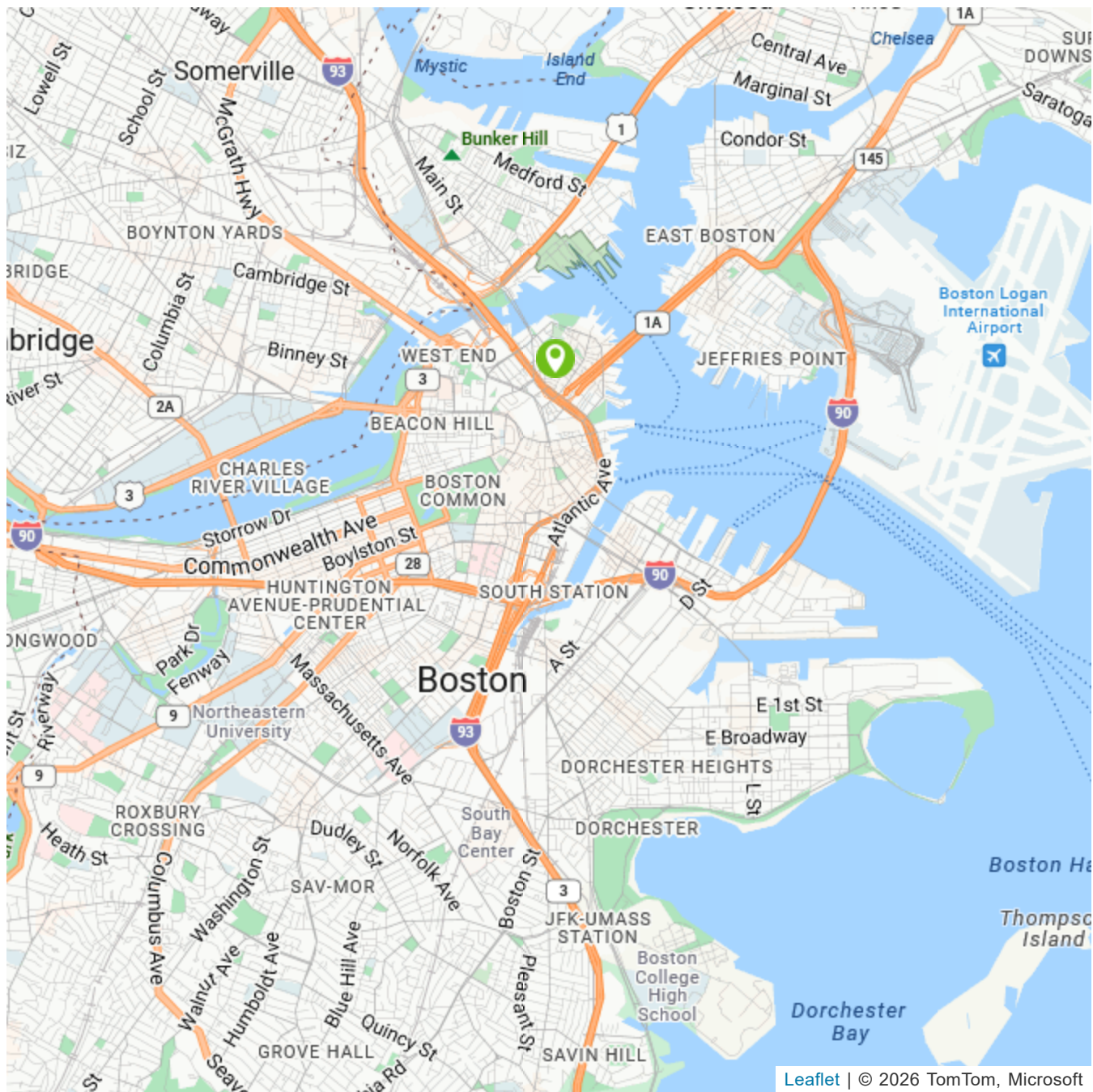
Offline List Number: 4160508
SqFt Includes Basement: No
Year Built Details: Renovated Since
Year Built Source: Public Records

Financial

Disclosure: N
Down Payment Resource: No
Electric Expense: 700
Financial Data Source: Owner
Gross Income: 298500
Insurance Expense: 6380
Lease 1: Y
Lease 2: Y
Lease 3: Y

List Price Per SqFt: 920.45
Net Operating Income: 263122
Operating Expense: 12574
Price Per SqFt: 920.45
Tax Annual Amount: 22804
Tax Assessed Value: 999
Tax Year: 2026
Total Actual Rent: 24875
Water Sewer Expense: 5494





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