



MLS # 73431656 - New

Multi Family - 5+ Family - 5+ Units Up/Down

536 Broadway  
Everett, MA 02149-3739  
Middlesex County

Color:  
Total Floors: **3**  
Total Units: **15**  
Total Rent: **\$0**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.18 (7,629 SqFt)**  
Directions: **The building is situated directly across the intersection of Broadway & Hampshire Street in Everett**

List Price: **\$5,980,000**

Total Rooms: **0**  
Total Bedrooms: **22**  
Total Bathrooms: **19f 2h**  
Total Fireplaces: **0**

Approx. Street Frontage:

**ATTENTION INVESTORS!** Fully gut renovated in 2024, this freestanding 15-unit brick is all-electric and fully stabilized with a gross annual income of \$468,564. Unit mix: 7 two-beds, 6 one-beds, 1 loft, and 1 studio, totaling 22 beds & 22 baths. Each unit features separate Heat/AC, H/W, & in-unit laundry. Modern finishes include stainless steel appliances, quartz countertops, LVT flooring, & porcelain-tiled showers with glass enclosures. Equipped with 800 amp electrical service, energy-efficient TPO roof, intercom system, security cameras, & high-speed internet to units. This classical revival-style is a rare find. Centrally located in a vibrant area, residents enjoy easy access to restaurants & shops. Free shuttles to the Market & Casino, while Boston & the airport are just minutes away. The bus stop & bike share are located next to the building. A turnkey property offering strong cash flow, high occupancy, low maintenance, & long-term value in a top Greater Boston submarket.

Property Information

Approx. Living Area Total: **11,386 SqFt**  
Approx. Above Grade: **10,371 SqFt**  
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **Yes**  
Approx. Below Grade: **1,015 SqFt**

Living Area Source: **Measured**

Heat/Cool Units:  
Parking Spaces: **0**

Heat/Cool Zones:  
Garage Spaces: **0**

Disclosures: **The owner, listing agent and brokerage shall not be held liable for any inaccuracies or omissions. Owner, List agent nor the brokerage makes any representation or warranty as to the accuracy or completeness of the information provided. Listing agent has a financial interest in the property.**

Annual Expenses

Heating:  
Gas:  
Electricity:  
Water:

Repair & Maintenance:  
Trash Removal:  
Sewer:  
Insurance:

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

Gross Income: **\$468,564**  
Gross Expenses: **\$102,031**  
Net Income: **\$366,533**

Unit Descriptions

Unit #1

Rooms: **0**  
Bedrooms: **0**  
Bathrooms: **0f 0h**  
Fireplaces: **0**  
Levels: **0**  
Floor: **0**  
Rent: **0**  
Lease: **No**

Unit #2

Rooms: **0**  
Bedrooms: **0**  
Bathrooms: **0f 0h**  
Fireplaces: **0**  
Levels: **0**  
Floor: **0**  
Rent: **0**  
Lease: **No**

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Public School, T-Station**  
Basement: **Yes**  
Beach: **Yes Ocean**  
Beach Ownership: **Public**  
Electric: **Individually Metered**  
Exterior: **Brick**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Electric**  
Lot Description: **Corner, City View(s), Fenced/Enclosed, Scenic View(s)**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Warranty Features:**  
Year Built: **1910** Source: **Public Record**  
Year Built Description: **Renovated Since**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:C0 B:05 L:000098**  
Assessed: **\$4,701,700**  
Tax: **\$53,576** Tax Year: **2025**  
Book: **73281** Page: **521**  
Cert: **10450**  
Zoning Code: **BD**  
Map: Block: Lot:

Office/Agent Information

Listing Office: **Advisors Living - Newton** (781) 620-4232  
Listing Agent: **Melody Golestani** (617) 356-7799  
Team Member(s):  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required, Video Recording/Surveillance Device on Premises**  
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required, Video Recording/Surveillance Device on Premises**  
Special Showing Instructions: **Please call or text list agent 617.356.7799**

Firm Remarks

**Neither the owner, listing agent, nor the brokerage makes any representation or warranty as to the accuracy or completeness of the information provided. Prospective buyers and buyers' agents must to conduct their own due diligence and verify all information to their own satisfaction. The owner, listing agent, and brokerage shall not be held liable for any inaccuracies or omissions.**

Market Information

Listing Date: **9/17/2025**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$5,980,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

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Market History for 536 Broadway, Everett, MA 02149-3739

MLS #	Date			DOM	DTO	Price
73431656	9/17/2025	Listed for	\$5,980,000	Melody Golestani	0	\$5,980,000
Market History for Advisors Living - Newton (AN7595)				0		
Market History for this property				0		

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