



MLS # 73455852 - Active
Multi Family - 4 Family

6 Baldwin Place
Boston, MA 02113
Suffolk County

Color:

Total Floors: **5**

Total Units: **4**

Total Rent: **\$13,100**

Grade School:

Middle School:

High School:

Approx. Acres: **0.02 (680 SqFt)**

Directions: **Salem Street to Baldwin Place or GPS**

List Price: **\$2,800,000**

Total Rooms: **21**

Total Bedrooms: **9**

Total Bathrooms: **5f 0h**

Total Fireplaces: **0**

Approx. Street Frontage:

A standout in the North End market, this impeccably maintained 4-unit asset seamlessly blends sophisticated renovations with strong, reliable rental performance. Each residence showcases hardwood floors, stainless-steel appliances, granite countertops, and designer bathrooms, creating a cohesive, modern aesthetic throughout. The property features a 3-bed/2-bath duplex plus three 2-bed/1-bath units, all thoughtfully laid out and renovated in 2014 with continual upgrades since, including a new rooftop condenser, sprinkler and surveillance systems, electrical upgrades, and a new roof. Currently generating \$13,100 per month (\$157,200 annually), all units are leased through 08/31/2026, offering immediate stability and zero vacancy concerns. For buyers seeking a low-maintenance, high-performing investment in one of Boston's most coveted and historic neighborhoods, this property delivers on every metric. A TRUE NORTH END GEM— AND ABSOLUTELY NOT ONE TO MISS!

Property Information

Approx. Living Area Total: **3,000 SqFt**

Approx. Above Grade: **2,400 SqFt**

Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **Yes**

Approx. Below Grade: **600 SqFt**

Living Area Source: **Other**

Heat/Cool Units:

Parking Spaces: **0**

Disclosures: **Buyer to perform their own due diligence.**

Heat/Cool Zones:

Garage Spaces: **0**

Annual Expenses For Fiscal Year Ending 12/25

Heating:

Gas:

Electricity: **\$1,104**

Water: **\$3,360**

Repair & Maintenance:

Trash Removal:

Sewer:

Insurance: **\$12,428**

Management:

Miscellaneous:

Ann. Prop. Oper. Data: **Yes**

Annual Expense Source:

Gross Income: **\$157,200**

Gross Expenses: **\$4,464**

Net Income: **\$157,200**

Unit Descriptions

Unit #1

Rooms: **5**

Bedrooms: **3**

Bathrooms: **2f 0h**

Fireplaces: **0**

Levels: **2**

Floor: **1**

Rent: **4,500**

Lease: **Yes**

Unit #2

Rooms: **4**

Bedrooms: **2**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **2,800**

Lease: **Yes**

Unit #3

Rooms: **4**

Bedrooms: **2**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **3**

Rent: **2,900**

Lease: **Yes**

Unit #4

Rooms: **4**

Bedrooms: **2**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **1**

Floor: **4**

Rent: **2,900**

Lease: **Yes**

Unit #5

Rooms:

Bedrooms:

Bathrooms:

Fireplaces:

Levels:

Floor:

Rent:

Lease: **Yes**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Medical Facility, Laundromat, Highway Access, Private School, Public School, T-Station**

Basement: **No**

Beach: **No**

Exterior: **Brick**

Foundation Size:

Foundation Description: **Poured Concrete**

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

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1920** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$1,632,600**

Tax: **\$19,300** Tax Year: **2025**

Book: **71992** Page: **175**

Cert:

Zoning Code: **R4**

Map: Block: Lot:

Office/Agent Information

Listing Office: **Greenway Realty Group, LLC** (617) 377-4913

Listing Agent: **Sandra Ventresca (339) 927-1587**

Team Member(s): **Elisabeth Ventresca (781) 389-8251**

Sale Office:

Sale Agent:

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

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent, Video Recording/Surveillance Device on Premises, Email List Agent, Other (See Special Showing Instructions)**

Showing: Facilitator:

Special Showing Instructions: **Showings will begin Friday, 11/21, by appointment only. Please Note: Prior Day Notice is required.**

Firm Remarks

Showings begin Friday

Market Information

Listing Date: **11/18/2025**

Days on Market: Property has been on the market for a total of **63** day(s)

Expiration Date:

Original Price: **\$2,800,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **63** day(s)

Office Market Time: Office has listed this property for **63** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 6 Baldwin Place, Boston, MA 02113

MLS #	Date			DOM	DTO	Price
73455852	11/18/2025	Listed for \$2,800,000	Sandra Ventresca	63		\$2,800,000
Market History for Greenway Realty Group, LLC (AN3781)				63		
Market History for this property				63		

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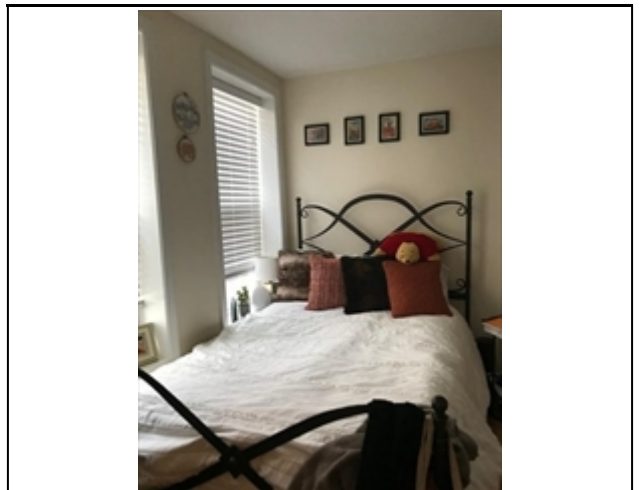
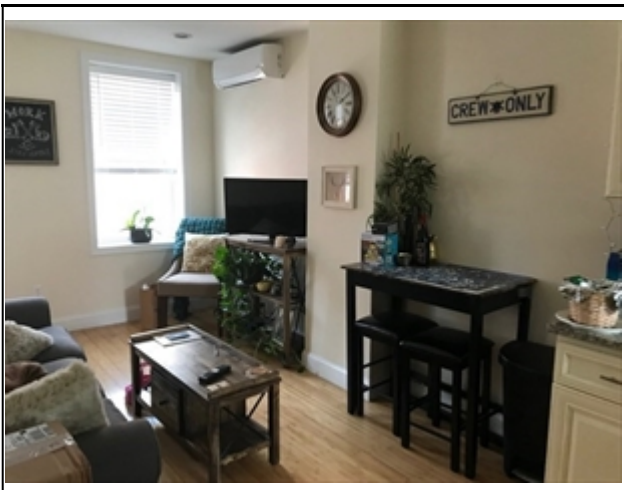
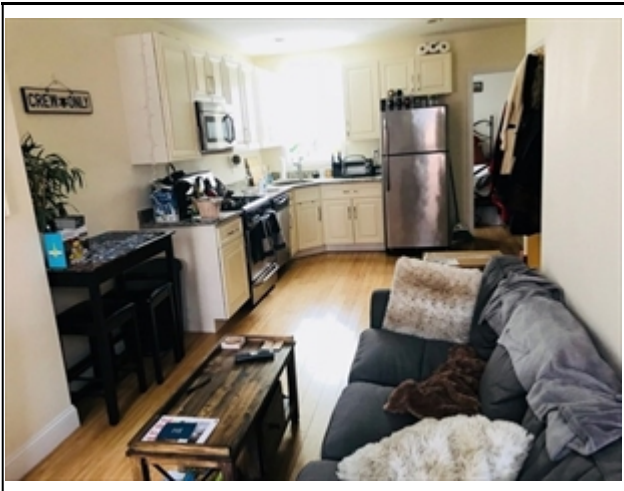
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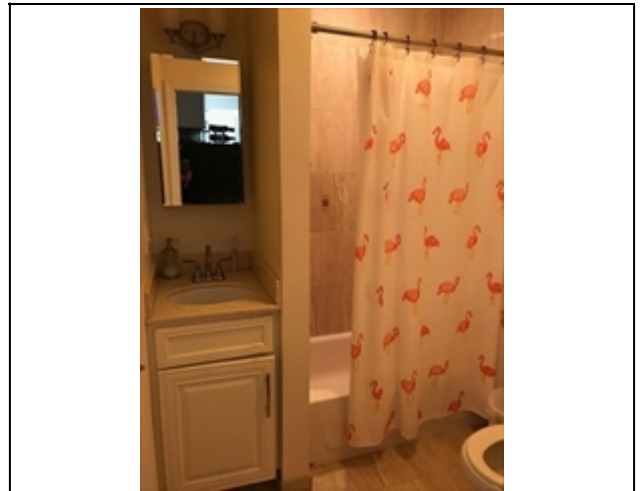
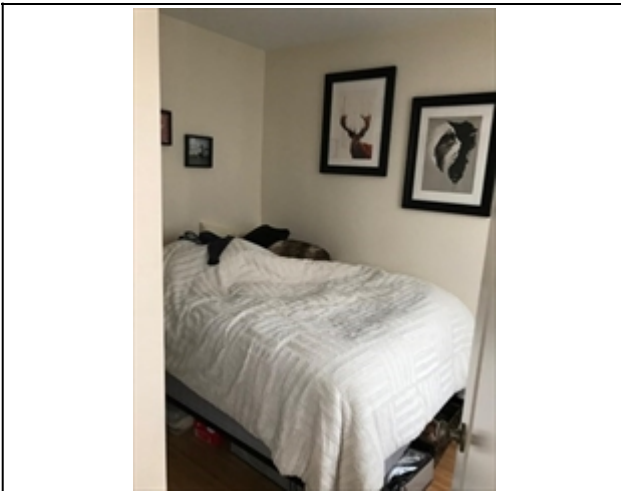
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Unit #2

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **2,800** Lease: **Yes**

Unit #3

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **2,900** Lease: **Yes**

Unit #4

Rooms: **4** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **2,900** Lease: **Yes**

Unit #5

Rooms: Bedrooms: Bathrooms: Fireplaces: Levels: Floor: Rent: Lease: **Yes**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Medical Facility, Laundromat, Highway Access, Private School, Public School, T-Station**

Basement: **No**

Beach: **No**

Exterior: **Brick**

Foundation Size:

Foundation Description: **Poured Concrete**

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

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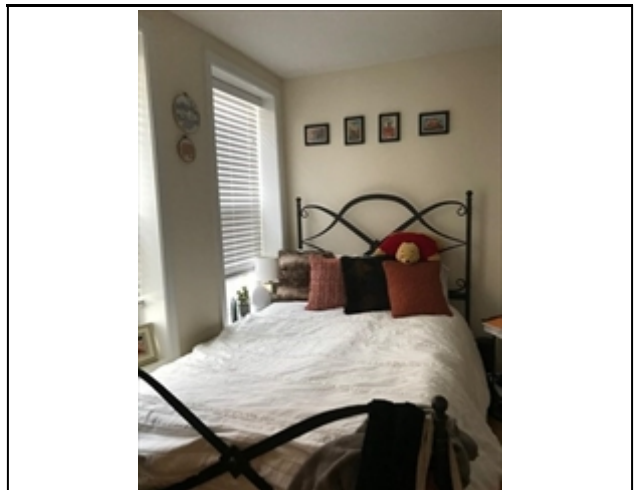
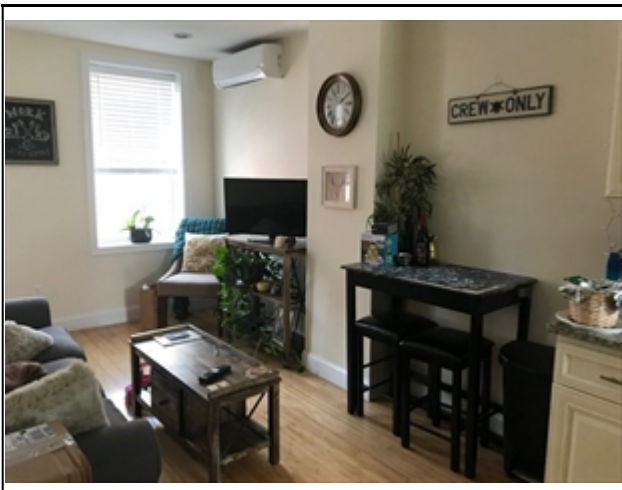
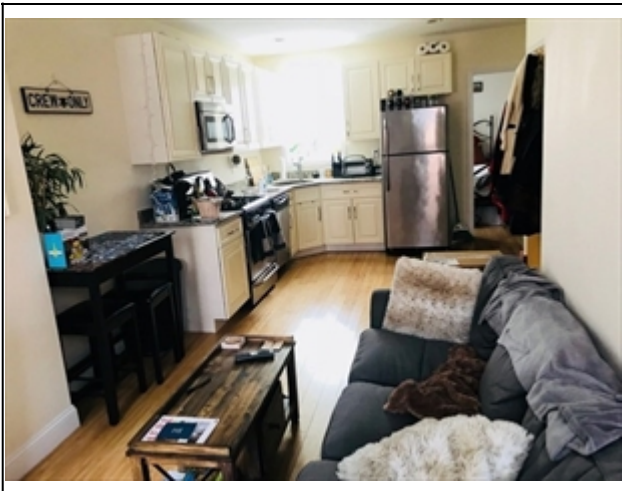
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