



**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 #: **1632600**
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)

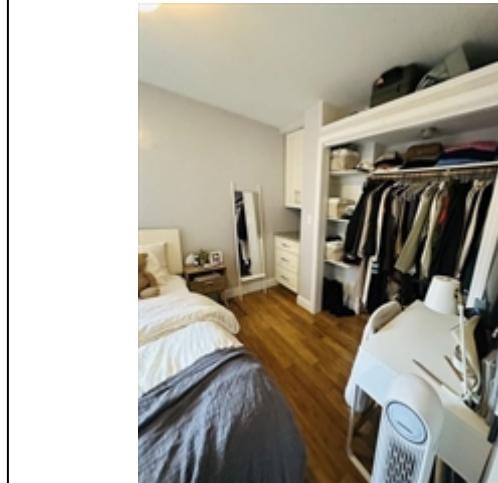
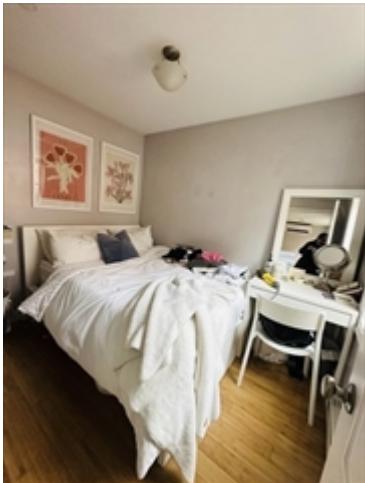
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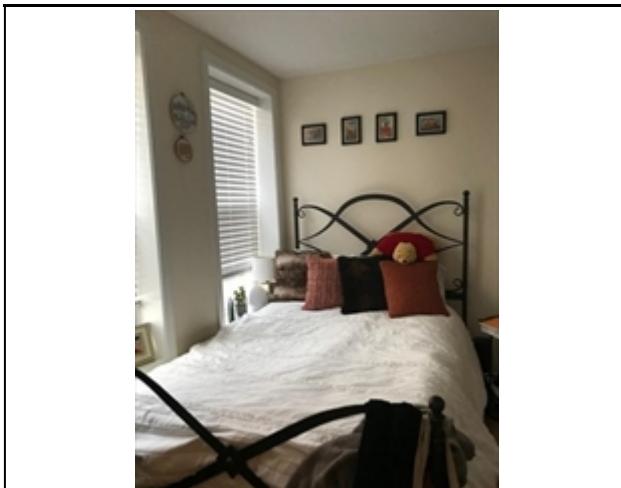
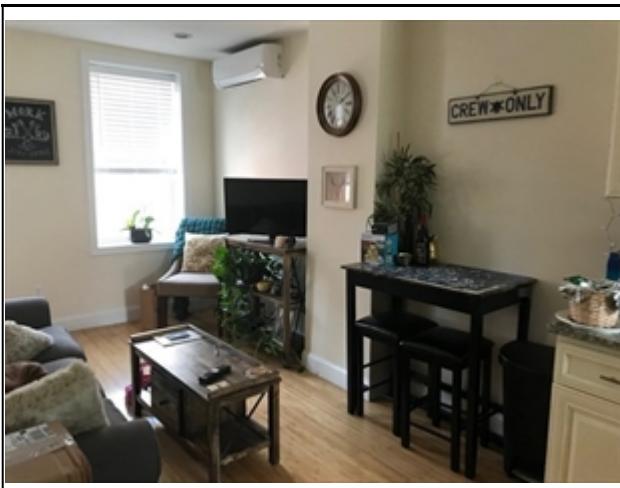
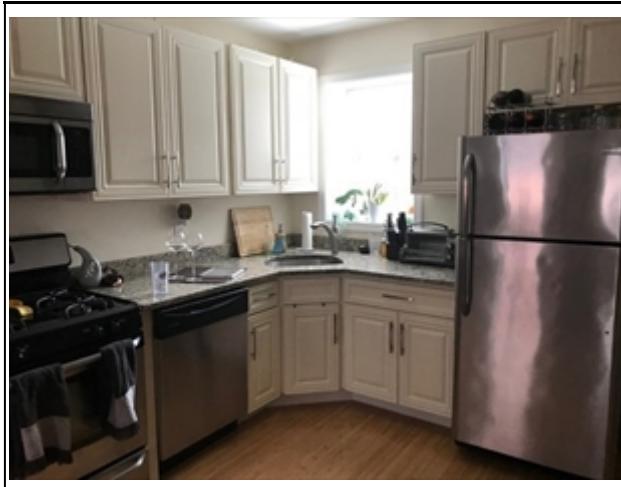
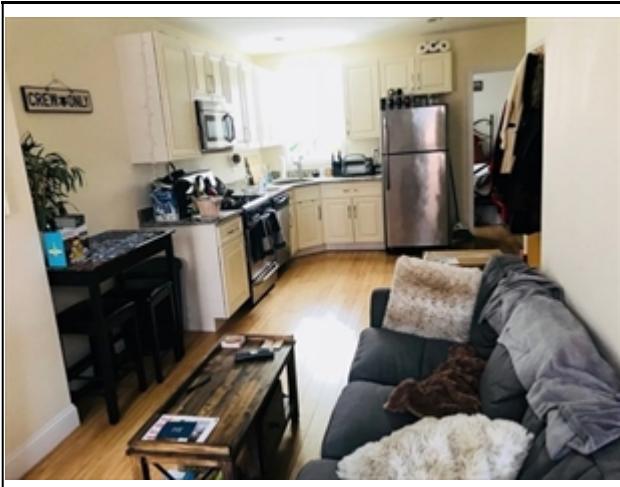
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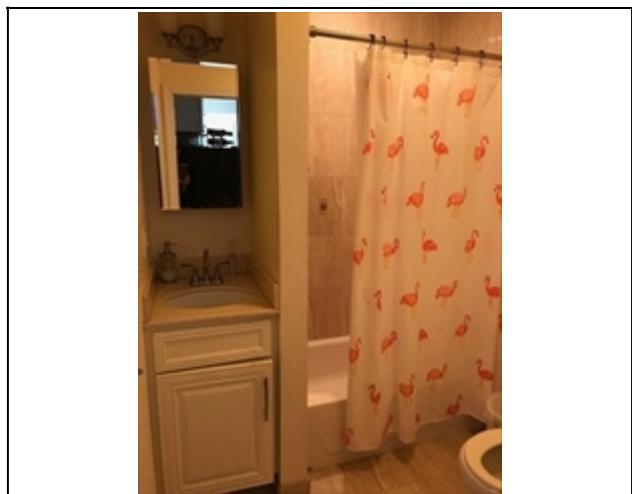
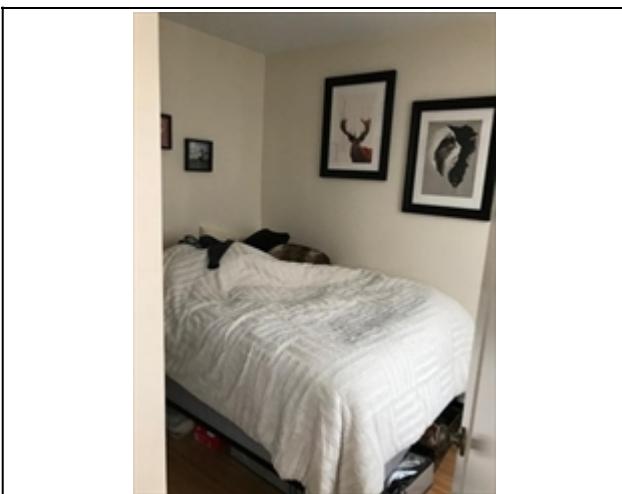
Market History for 6 Baldwin Place, Boston, MA 02113

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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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**

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Market History for Office Id: AN3781					63
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