



# 691-695 MORTON STREET BOSTON MA 02126

*Approved 29-Unit Mixed-Use Development*

Alex Walsh of Access Real Estate | 1137 Washington Street, Unit 102 Boston MA 02124 | 781-556-1703

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COLLECTION



# SUMMARY

## Multifamily Development Opportunity in Mattapan

This fully approved, six-story project includes 29 residential rental units (20% affordable), 1,186 SF of retail space, and upgraded streetscape improvements in the heart of Mattapan. The development aligns with Mattapan's vision and offers easy access to MBTA transit, downtown Boston, and Logan Airport.

### Includes:

- ZBA-approved design
- Construction drawings
- Updated Rent Roll

This project combines affordability, accessibility, and impact — offering a compelling opportunity to contribute to a diverse and growing urban district.



**Call for Price 781-556-1703**

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The information provided herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy or completeness. All square footage, dimensions, and property details are approximate and should be independently verified by the buyer, who assumes all responsibility for confirming the information. Any forecasts, assumptions, or estimates included are for illustrative purposes only and do not guarantee actual or future performance.



# PROPOSED DEVELOPMENT

## Strong Rental Demand in a Growing Urban Corridor

Mattapan is experiencing strong residential growth with limited new construction. Fully approved, transit-accessible projects like 691–695 Morton Street are rare and well-positioned to meet rising demand.

- Status: Fully approved under Article 80E Small Project Review
- Development Type: Ground-up mixed-use residential rental project
- Gross Building Area: 25,117 SF
- Gross Floor Area 21,626 SF
- Residential Area 20,440 SF
- Retail Space 1,186 SF
- Total Units 29 (Rental)
- Unit Mix Studios (5), 1BR (13), 2BR (6), 3BR (5)
- Affordable Units (IDP) 6 units (1 studio, 3 1BR, 1 2BR, 1 3BR)
- On-Site Parking 4 spaces
- Bike Parking 34 interior + 8 exterior



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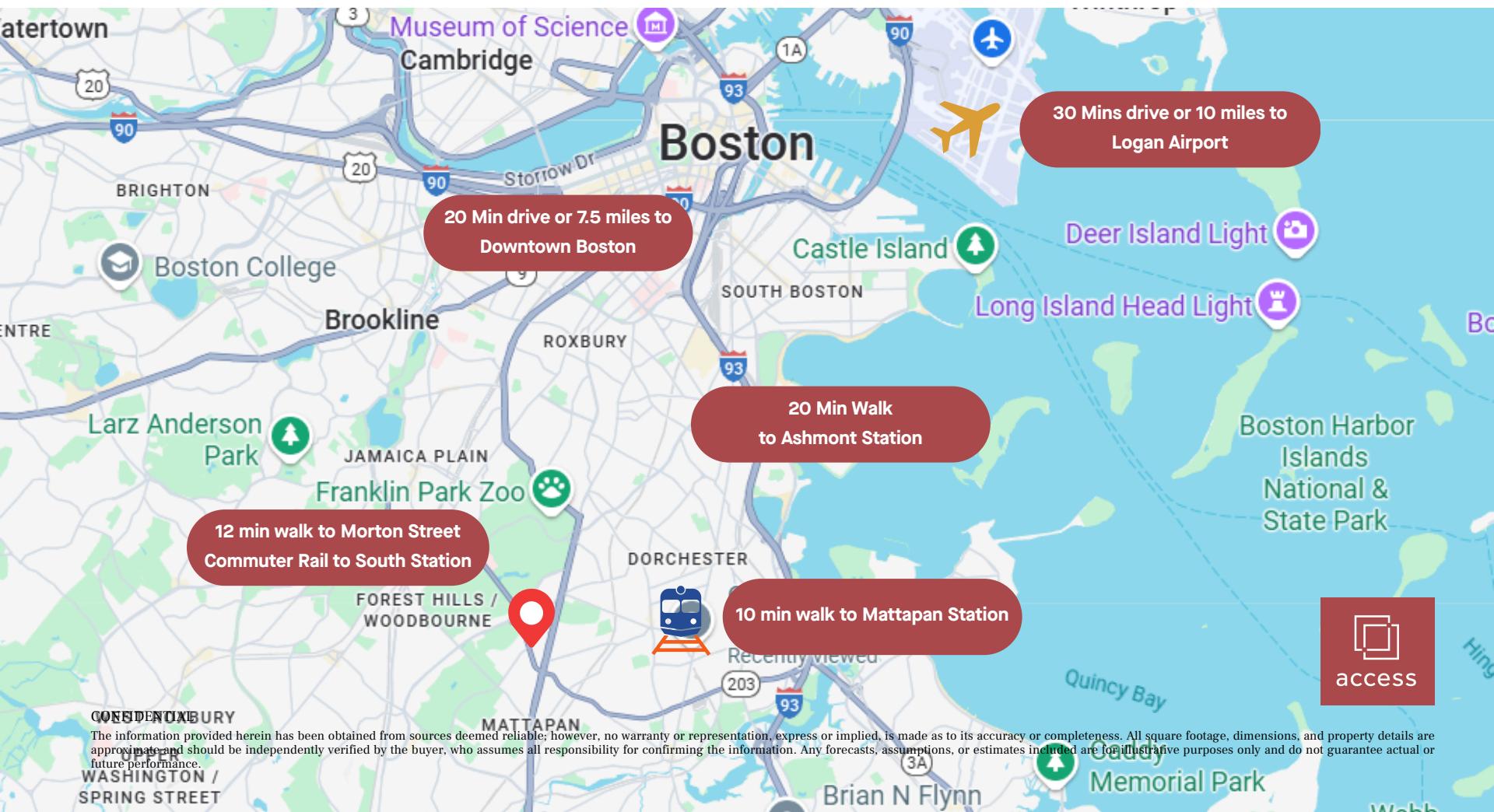
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# MATTAPAN, MA

## Connected Urban Living in a Thriving Community

691-695 Morton Street is ideally positioned in Mattapan's active main street district, offering unmatched transit access via the Mattapan Trolley, Morton Street Commuter Rail, and multiple MBTA bus lines. Just minutes from Ashmont Station and a short drive to downtown Boston and Logan Airport, the site is walkable to shops, dining, parks, and neighborhood services —making it a high-potential location for renters and retailers alike



# Rent Roll

ADDRESS		BUILDING AREA	
Name	691-695 Morton Street		
Street Address	691-695 Morton Street		21,270
City, State, Zip	Boston, MA		29
Proposed Year Built	2025		
Analysis Date	8/1/25		

ACREAGE		UNIT COUNT	
Gross Site Area (SQFT)	8000	Proposed Units/Acre	29
		Total Units (IDP)	6

DEVELOPMENT COST		TOTAL	RETURN SUMMARY		TOTAL
Acquisition		TBD	Total Value of All Sales		TBD
Construction		TBD	Acquisition		TBD
Soft Costs		TBD	Development Costs		TBD
			Net Proceeds		TBD
Capital Required		TBD			

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# Proposed Unit Rental Breakdown

Unit #	SqFt	Bedroom	Bathroom	Level	Rental Price	Note
1	625	1	1	2	\$2,300.00	
2	628	1	1	2	\$2,350.00	
3	963	3	2	2	\$2,396.00	IDP 80% AMI
4	458	0	1	2	\$2,050.00	
5	866	1	1	2	\$2,550.00	
6	850	2	1	2	\$2,950.00	
7	625	1	1	3	\$2,151.00	IDP 80% AMI
8	628	1	1	3	\$2,350.00	
9	963	3	2	3	\$3,300.00	
10	458	0	1	3	\$2,100.00	
11	866	1	1	3	\$2,560.00	
12	850	2	1	3	\$1,881.00	IDP 80% AMI
13	625	1	1	4	\$2,400.00	

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# Proposed Unit Rental Breakdown

Unit #	SqFt	Bedroom	Bathroom	Level	Rental Price	Note
14	628	1	1	4	\$1,881.00	IDP 80% AMI
15	963	3	2	4	\$3,400.00	
16	458	0	1	4	\$2,150.00	
17	866	1	1	4	\$2,600.00	
18	850	2	1	4	\$3,000.00	
19	625	1	1	5	\$1,881.00	IDP 80% AMI
20	628	1	1	5	\$2,450.00	
21	963	3	2	5	\$3,450.00	
22	458	0	1	5	\$2,200.00	
23	866	1	1	5	\$2,650.00	
24	850	2	1	5	\$3,050.00	
25	1006	2	1	6	\$3,400.00	
26	752	1	1	6	\$2,650.00	

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# Proposed Unit Rental Breakdown

Unit #	SqFt	Bedroom	Bathroom	Level	Rental Price	Note
27	476	0	1	6	\$1,664.00	IDP 80% AMI
28	626	1	1	6	\$2,450.00	
29	850	2	1	6	\$3,000.00	
Commercial Retail Unit	1186	0	1	0	\$2,965.00	
<b>Total</b>					<b>\$76,179.00</b>	

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