



1269 Massachusetts Ave

1269 Massachusetts Ave, Dorchester, MA 02125



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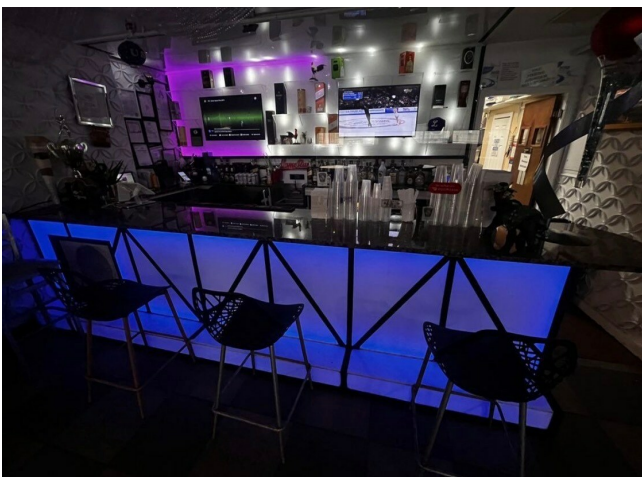


1269 Massachusetts Ave

\$1,600,000

STOP SCROLLING. THE BEST VALUE-ADD DEAL IN BOSTON HIT THE MARKET.
1269 Mass Ave | Edward Everett Square (South Boston / Dorchester Border)
MIXED USE 7% PRO FORMA CAP RATE — RARE ASSET WITH MASSIVE UPSIDE
This is not your average, low-yield Boston listing. This is a Value-Add Masterpiece with an absolute goldmine of upside. If you know Boston real estate, you know assets with this much "meat on the bone" in a 10/10 location are practically extinct.
Unlock massive equity by building up! The site is primed for vertical expansion to add a 2nd, 3rd, and 4th floor for a brand-new multi-family apartment building right above the retail.DOUBLE YOUR RENT IN 16 MONTHS. 2,640 SqFt turnkey restaurant in excellent...

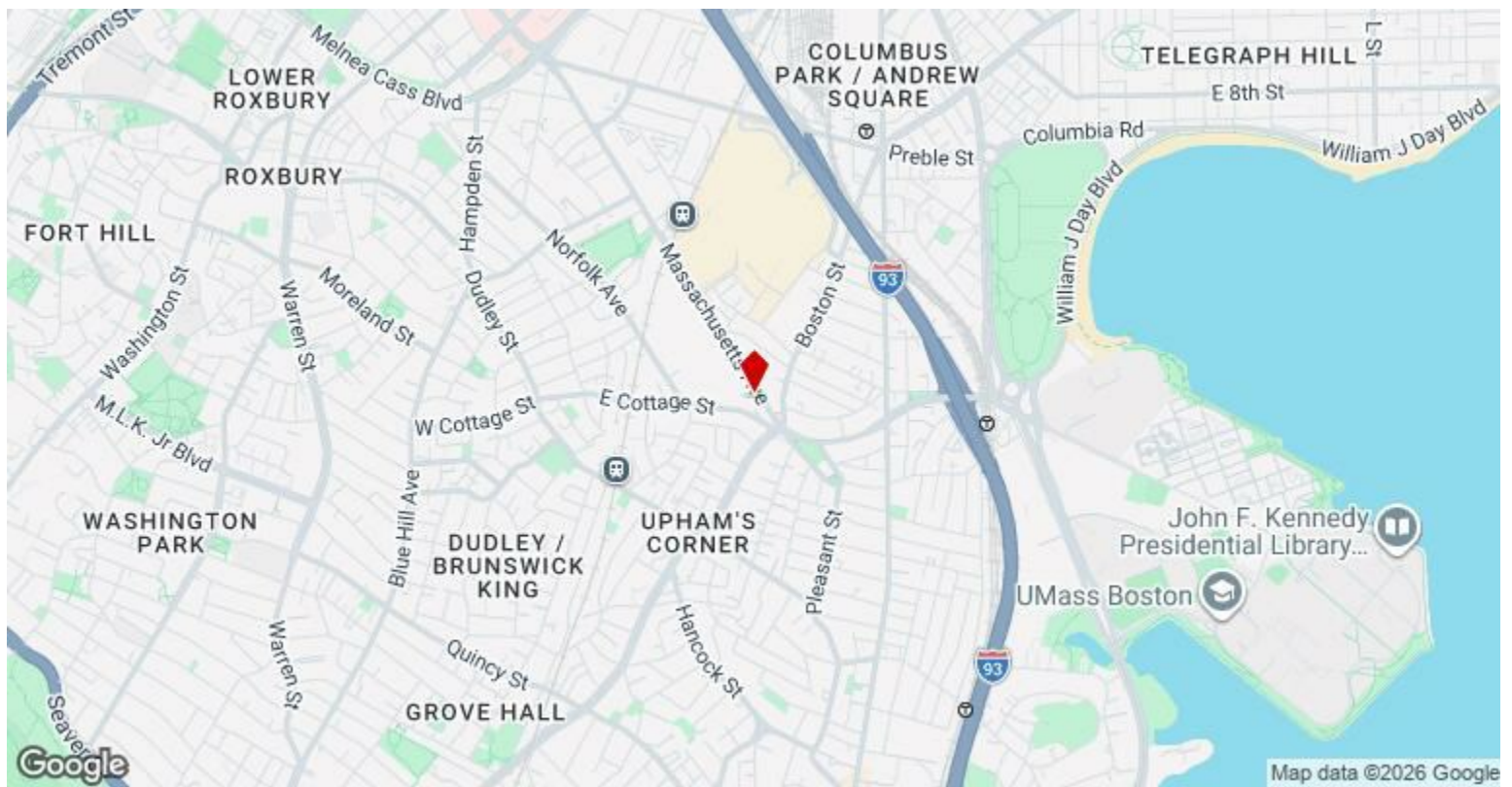
- MIXED-USE Commercial Real Estate Restaurant Building - Low Taxes for area - Lease exp in 1.4months - good condition - great LOCATION
- This is a VERY RARE finding situated in the high-traffic corridor between South Bay, Everett Square Dorchester, and bordered by South Boston.2,640 SqF



Price:	\$1,600,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	7.00%
Lot Size:	0.07 AC
Gross Building Area:	2,640 SF
No. Stories:	1
Year Built:	1930
Tenancy:	Single
Zoning Description:	C
APN / Parcel ID:	DORC-000000-000007-003586
Walk Score ®:	100 (Exceptionally friendly)
Transit Score ®:	90 (Exceptionally friendly)

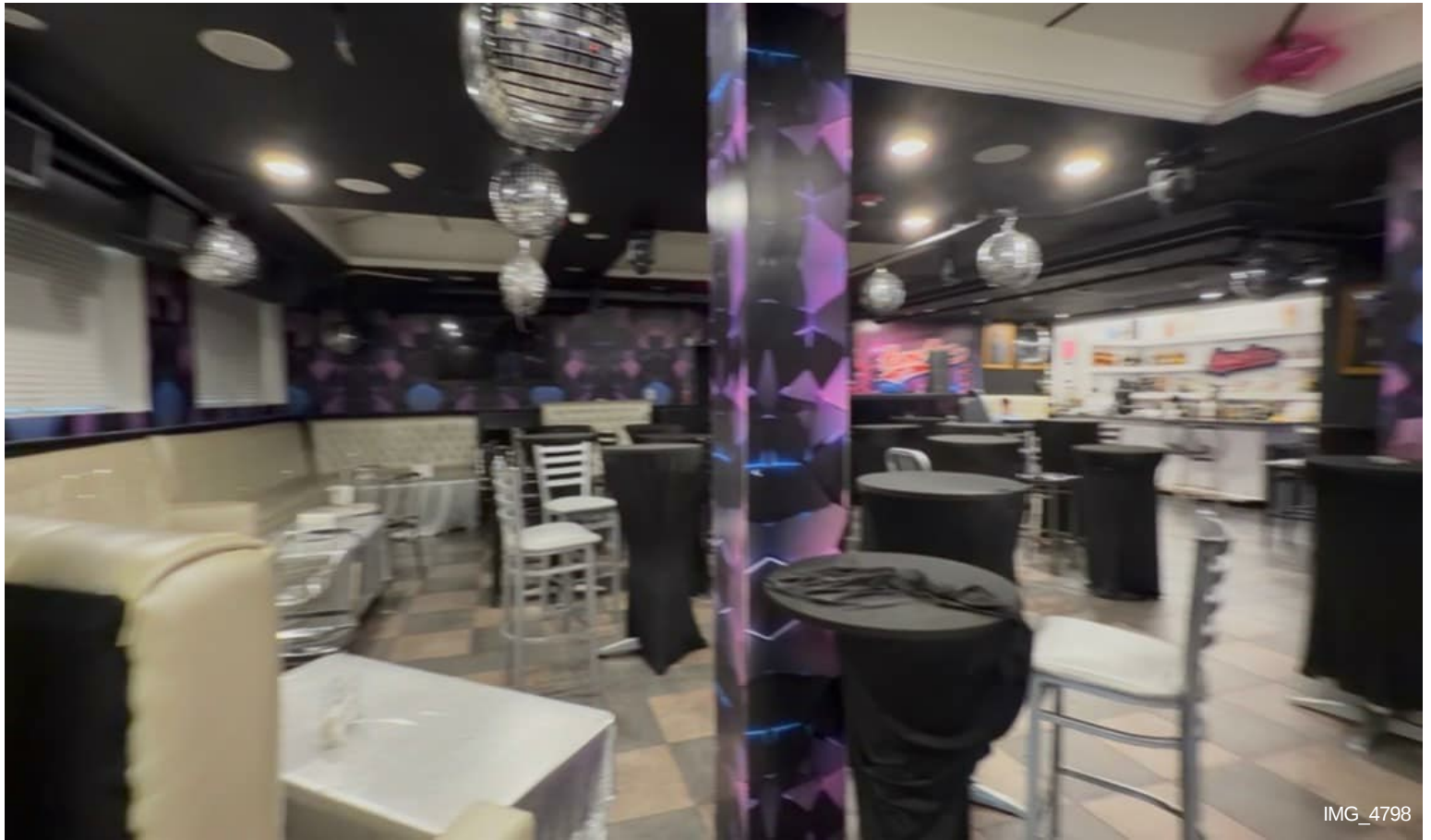
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Home Run Cafe	-	



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Property Photos



IMG_4798



5-Image (11 of 23)

Property Photos



4-Image (10 of 23)



7-Image (13 of 23)

Property Photos



IMG_3779



10-Image (2 of 23)

Property Photos



11-Image (3 of 23)

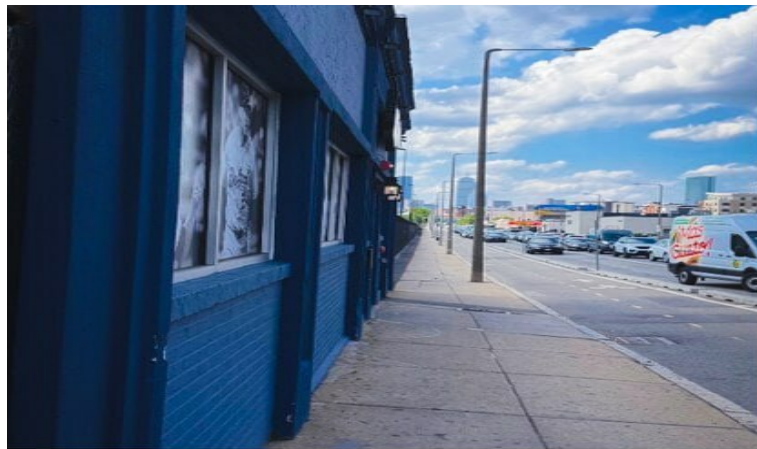


12-Image (4 of 23)

Property Photos



Property Photos



Property Photos

