

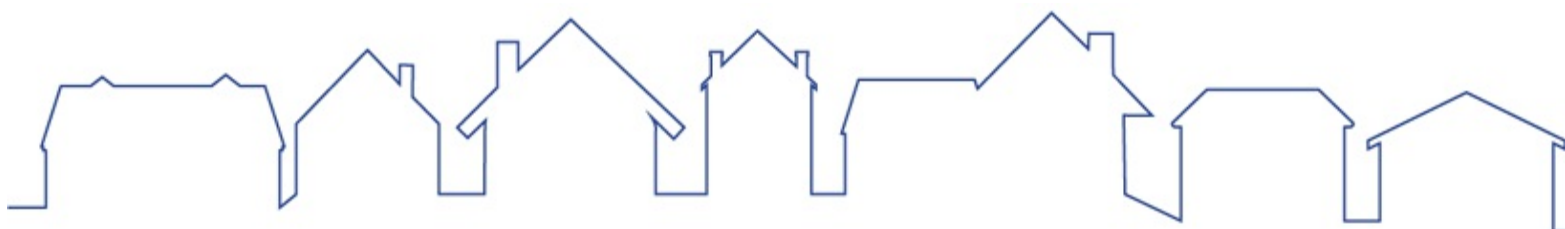
Details on the property located at
15A LINDEN ST
Boston, MA 02134

LIST PRICE: \$1,750,000

MLS # 71994407
Multi Family - 4 Family - 4 Units Up/Down

22 Rooms	14 Bedrooms
4 Baths	0.05 Acre
2,335 sq.ft Lot Size	3965 sq.ft Living Area

Well-maintained and hard-to-find brick four family income property in most accessible and convenient Allston location ... Boston Univ, Commonwealth Ave, Allston Village and so much more short walk ... minutes to Mass Pike, Storrow Drive, Harvard expansion, Boston Landing, Coolidge Corner and Central/Harvard Sq by car ... four spacious separately metered floor-thru units, fully leased through 8/31/16, in excellent condition, recent updates ... eat-in-kitchens, flexible layouts, location offers wide appeal for student and/or working renters ... off street parking behind building ... please see attached floor plans ... please see show instructions and email all questions/requests



Mark Linsky

At Home Realty, Inc.

1212b Commonwealth Ave.
Allston, MA 02134
617-694-4208
mark@athomere.com



MLS # 71994407 - New

Multi Family - 4 Family - 4 Units Up/Down

15A LINDEN ST List Price: **\$1,750,000**
Boston, MA: Allston, 02134
Suffolk County
Color:
Total Floors: **4** Total Rooms: **22**
Total Units: **4** Total Bedrooms: **14**
Total Rent: **\$9,875** Total Bathrooms: **4f 0h**
Grade School: Total Fireplaces: **0**
Middle School:
High School:
Directions: **COMMONWEALTH AVE OR BRIGHTON AVE TO LINDEN ST ... NEAR B.U. WEST CAMPUS AND CAMBRIDGE ST**

Remarks

Well-maintained and hard-to-find brick four family income property in most accessible and convenient Allston location ... Boston Univ, Commonwealth Ave, Allston Village and so much more short walk ... minutes to Mass Pike, Storrow Drive, Harvard expansion, Boston Landing, Coolidge Corner and Central/Harvard Sq by car ... four spacious separately metered floor-thru units, fully leased through 8/31/16, in excellent condition, recent updates ... eat-in-kitchens, flexible layouts, location offers wide appeal for student and/or working renters ... off street parking behind building ... please see attached floor plans ... please see show instructions and email all questions/requests

Property Information

Approx. Living Area: **3,965 Sq. Ft.** Approx. Acres: **0.05 (2,335 Sq. Ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: **4 / 0** Parking Spaces: **3 Off-Street**
Living Area Source: **Measured** Heat/Cool Units: **4 / 0** Approx. Street Frontage:
Living Area Disclosures: **ESTIM PER FLR PLANS ATTACHED ... PUBLIC RECORD 3,462 LIVING AREA**
Disclosures: **please see attached floor plans**

Annual Expenses

Heating: Repair & Maintenance: **\$4,400** Management: Gross Income: **\$118,800**
Gas: **\$1,200** Trash Removal: Miscellaneous: **\$1,500** Gross Expenses: **\$11,500**
Electricity: Sewer: Ann. Prop. Oper. Data: **No** Net Income: **\$98,572**
Water: **\$2,500** Insurance: **\$1,900** Annual Expense Source: **Owner Provided**

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **2,200** Lease: **Yes**
Rooms: **Living Room, Kitchen**
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Vent Hood**
Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors, High Speed Internet Hookup, Upgraded Cabinets, Upgraded Countertops, Bathroom With Tub & Shower, Box/Bay/Bow Window(s)**
Heating: **Forced Air, Heat Pump, Gas, Individual, Unit Control**
Cooling: **None**
Rent Includes: **Water**

Unit #2

Rooms: **6** Bedrooms: **4** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **2,675** Lease: **Yes**
Rooms: **Living Room, Kitchen**
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Vent Hood**
Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors, High Speed Internet Hookup, Bathroom With Tub & Shower, Box/Bay/Bow Window(s)**
Heating: **Forced Air, Heat Pump, Gas, Individual, Unit Control**
Cooling: **None**
Rent Includes: **Water**

Unit #3

Rooms: **6** Bedrooms: **4** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **2,500** Lease: **Yes**
Rooms: **Living Room, Kitchen**
Appliances: **Range, Dishwasher, Disposal, Refrigerator, Vent Hood**
Interior Features: **Cable TV Available, Tile Floor, High Speed Internet Hookup, Upgraded Cabinets, Upgraded Countertops, Box/Bay/Bow Window(s), Wall to Wall Carpet**
Heating: **Forced Air, Heat Pump, Gas, Individual, Unit Control**
Cooling: **None**
Rent Includes: **Water**

Unit #4

Rooms: **5** Bedrooms: **3** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **2,200** Lease: **Yes**
Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Vent Hood**

Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors, High Speed Internet Hookup, Upgraded Cabinets, Upgraded Countertops, Bathroom With Tub & Shower**

Heating: **Hot Water Baseboard, Gas, Individual, Unit Control**

Cooling: **None**

Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Highway Access, T-Station, University**

Basement: **Yes Full, Finished, Concrete Floor**

Beach: **No**

Construction: **Brick**

Electric: **Circuit Breakers, 60 Amps/Less, Individually Metered**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Vinyl, Brick**

Exterior Features: **Screens**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size:

Foundation Description: **Brick**

Hot Water: **Natural Gas, Tank**

Lot Description: **Shared Drive, Level**

Road Type: **Public, Publicly Maint., Sidewalk**

Roof Material: **Rubber**

Sewer Utilities: **City/Town Sewer**

Terms: **Other (See Remarks)**

Utility Connections: **for Gas Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Green Certified: **No**

Facing Direction: **East**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1900** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **2100688000**

Assessed: **\$793,500**

Tax: **\$8,728** Tax Year: **2016**

Book: **51431** Page: **347**

Cert:

Zoning Code: **3F 4000**

Map: **21** Block: **00688** Lot: **000**

Office/Agent Information

Listing Office: **At Home Realty, Inc. (617) 738-1820 Ext. 101**

Listing Agent: **Mark Linsky (617) 694-4208**

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **ER w/Var.Rate Comm.**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Accompanied Showings, Appointment Required**

Showing: Facilitator: **Accompanied Showings, Appointment Required**

Special Showing Instructions: **1ST SHOWINGS AT OH, 4/30 AND 5/1, 12:00 - 1:30 ... ALL ??? AND REQUESTS PLEASE EMAIL LIST AGENT**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **2**

Compensation Based On:
Gross/Full Sale Price

Market Information

Listing Date: **4/26/2016**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$1,750,000**

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)

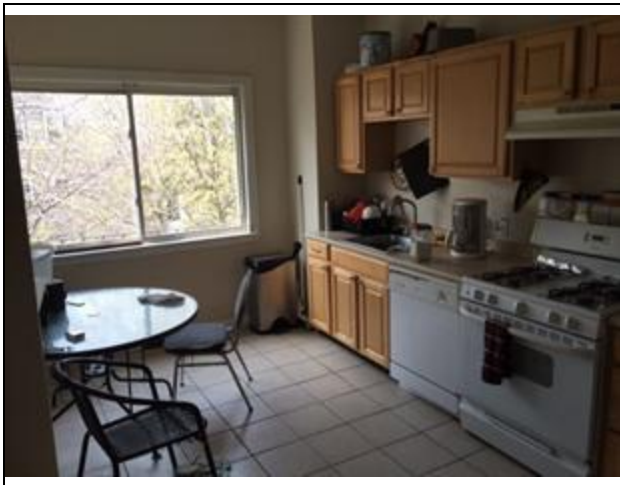
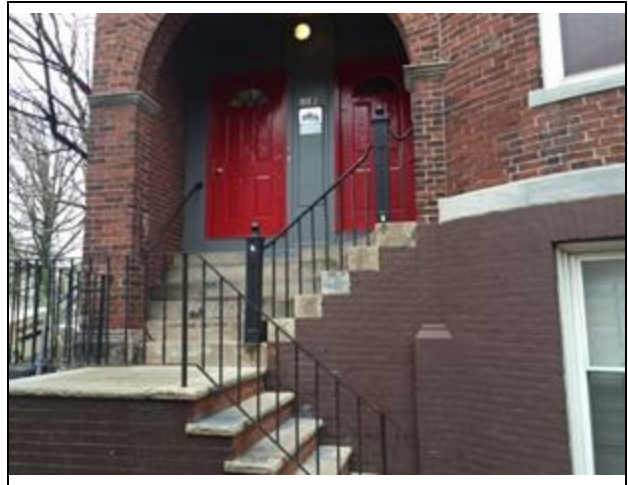
Cash Paid for Upgrades:

Seller Concessions at Closing:

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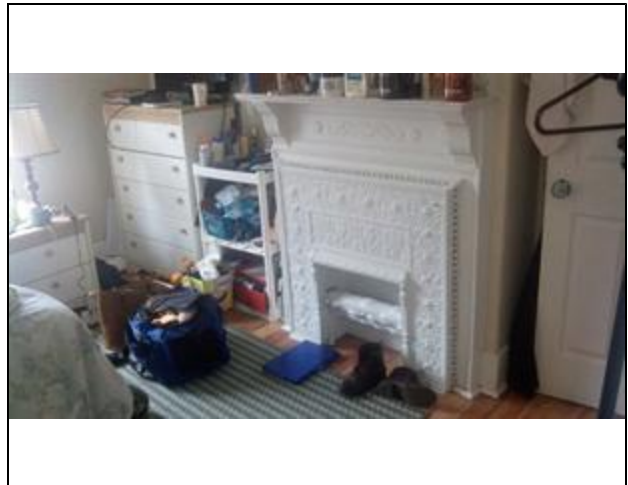
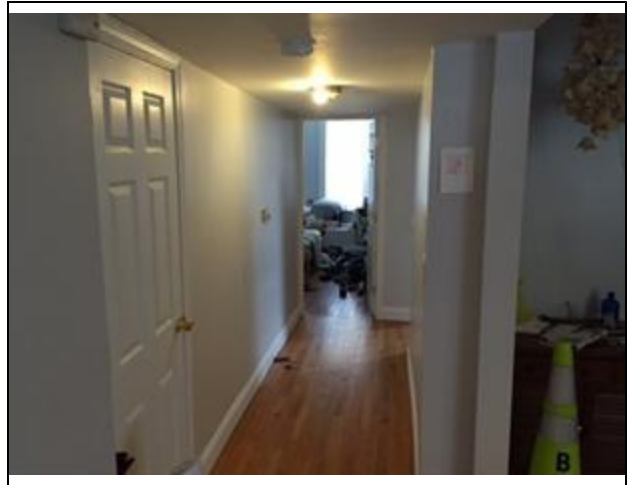
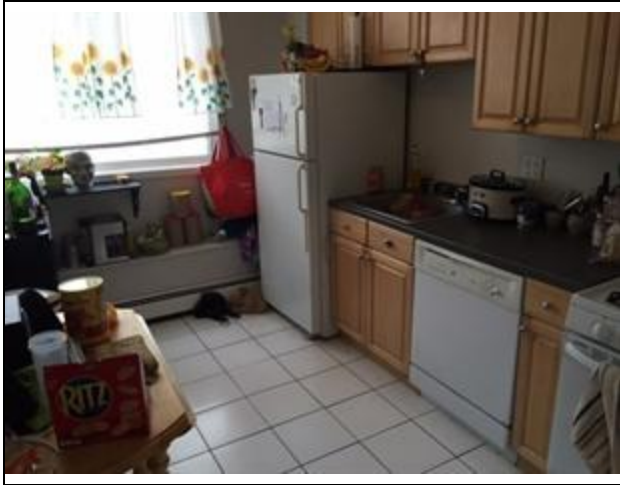
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