



MLS # 73386293 - New
Multi Family - 3 Family - 3 Units Up/Down
46 Evelyn St
Boston, MA: Mattapan, 02126-1845
Suffolk County
Color:
Total Floors: **3**
Total Units: **3**
Total Rent: **\$0**
Grade School:
Middle School:
High School:
Approx. Acres: **0.2 (8,913 SqFt)**
Directions: **BLUE HILL AVE TO EVELYN ST**

List Price: **\$510,000**

Total Rooms: **17**
Total Bedrooms: **10**
Total Bathrooms: **3f 0h**
Total Fireplaces: **0**

Approx. Street Frontage:

"Disregard List Price. Trustee's Sale of Real Estate. Property Selling At Public Auction on Wednesday, June 24, 2025 at 11:00 AM At The Property." 3-Family Home with Exceptional Growth Potential. This exceptional multi-family property offers rental income plus remarkable opportunities for expansion. The spacious 3-family home features a full-size attic ready for potential conversion into additional living space. Beyond the main structure, the property includes a 3-car garage with potential to construct an Accessory Dwelling Unit (ADU) —creating even more value and rental possibilities. Perfect for investors or owner-occupants seeking rental income with tremendous upside potential. Don't miss this chance to bid on a revenue-generating property with substantial upside potential. This multi-family investment combines rental income with valuable development options—a unique offering rarely available at auction. Buyers to do their own due diligence. **INFORMATION TAKEN FROM PUBLIC RECORDS.**

Property Information

Approx. Living Area Total: **4,200 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **4,200 SqFt** Approx. Below Grade:
Living Area Disclosures: **The price listed is obviously not the selling price.**

Heat/Cool Units: **3** Heat/Cool Zones: **3**
Parking Spaces: **6 Off-Street** Garage Spaces: **3**
Disclosures: **A DEPOSIT OF \$20,000 IN CASH OR CERTIFIED CHECK DUE AT TIME AND PLACE OF SALE. 5% OF PURCHASE PRICE DUE WITHIN 3 BUSINESS DAYS. This is an auction and the true price is to be established through transparent, competitive open bidding and the true price will be established by what the market will bear.**

Annual Expenses

Heating:	Repair & Maintenance:	Management:	Gross Income:
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses:
Electricity:	Sewer:	Ann. Prop. Oper. Data: No	Net Income:
Water:	Insurance:	Annual Expense Source:	

Unit Descriptions

Unit #1 Rooms: 5 Bedrooms: 3 Rooms: Living Room, Kitchen Interior Features: Hardwood Floors	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
Unit #2 Rooms: 6 Bedrooms: 3 Rooms: Living Room, Dining Room, Kitchen Interior Features: Hardwood Floors	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No
Unit #3 Rooms: 6 Bedrooms: 4 Rooms: Living Room, Kitchen Interior Features: Hardwood Floors	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 0	Lease: No

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility, Highway Access, Private School, Public School, T-Station, University**
Basement: **Yes Unfinished Basement**
Beach: **No**
Electric: **110 Volts, 220 Volts, 100 Amps**
Exterior: **Vinyl**
Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Fieldstone**
Lot Description: **Fenced/Enclosed, Level**
Road Type: **Public**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **NO INSPECTION OR FINANCING CONTINGENCY. NO REPRESENTATIONS; NO WARRANTIES. "AS IS" SALE OF REAL PROP**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1905** Source: **Public Record**
Year Built Description: **Actual, Finished, Never Occupied**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:14 P:04157 S:000**
Assessed: **\$1,017,000**
Tax: **\$11,777** Tax Year: **2025**
Book: **0** Page: **0**
Cert:
Zoning Code: **R3**
Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Not Offered
Seller-Offered Buyer's Broker Compensation:
2%
Seller-Offered Facilitator Compensation:
Not Offered
Seller-Offered Compensation Based On:
Net Sale Price

Office/Agent Information

Listing Office: **Stanley J. Paine Co, Inc. (617) 731-4455**
Listing Agent: **Stanley J. Paine (617) 201-5242**
Team Member(s): **Stanley J. Paine (617) 201-5242**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker:
Showing: Facilitator:
Special Showing Instructions:

Market Information

Listing Date: 6/5/2025	Listing Market Time: MLS# has been on for 1 day(s)
Days on Market: Property has been on the market for a total of 1 day(s)	Office Market Time: Office has listed this property for 1 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$510,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

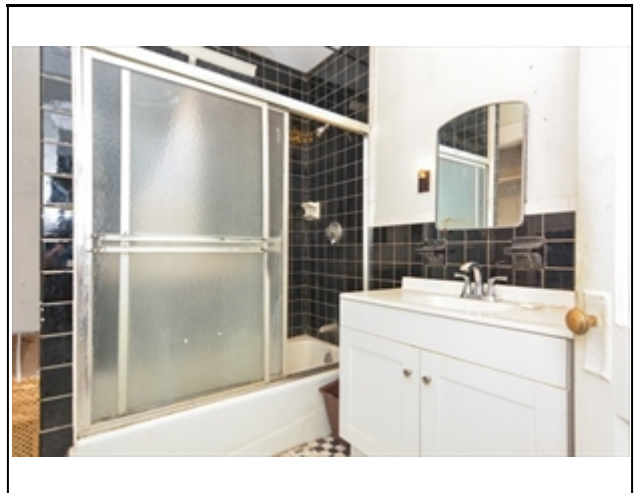
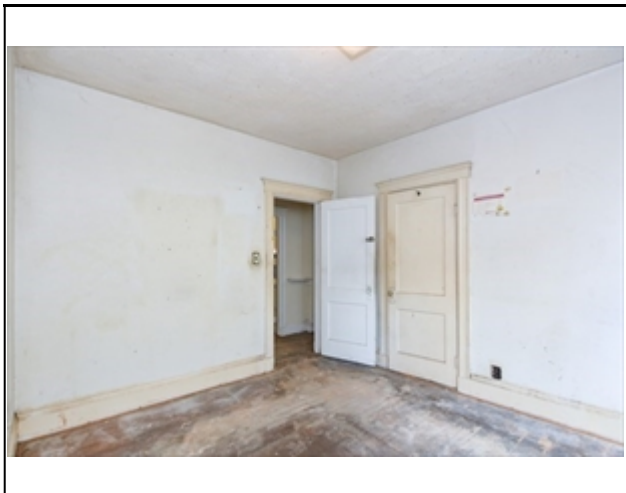
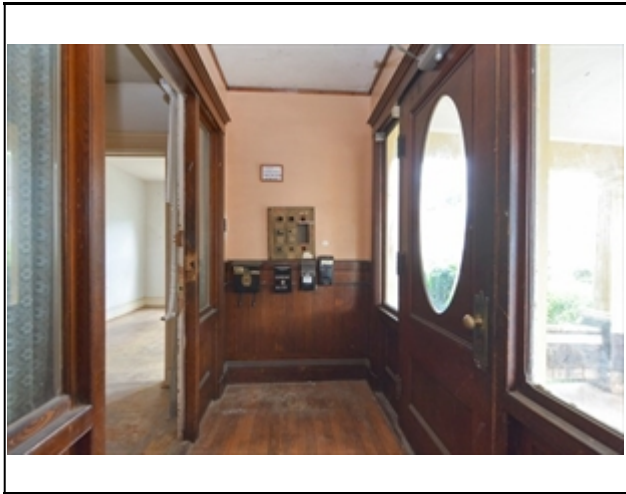
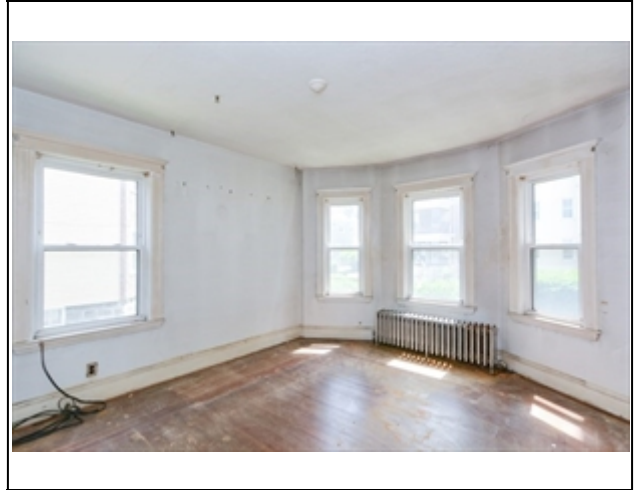
Market History for 46 Evelyn St, Boston, MA: Mattapan, 02126-1845

MLS #	Date		DOM	DTO	Price
73386293	6/5/2025	Listed for \$510,000	Stanley J. Paine	1	\$510,000
Market History for Stanley J. Paine Co, Inc. (NB1398)			1		
Market History for this property			1		

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73386293 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

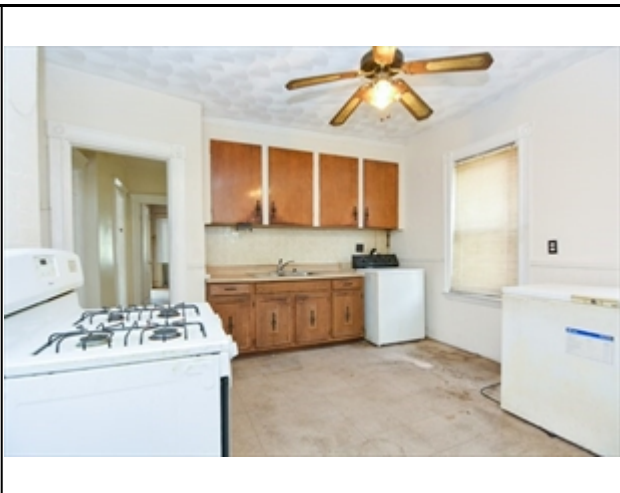
Multi Family - 3 Family - 3 Units Up/Down
List Price: \$510,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73386293 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

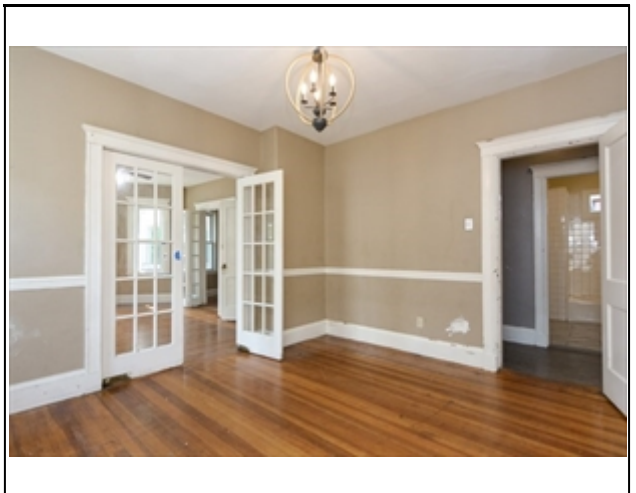
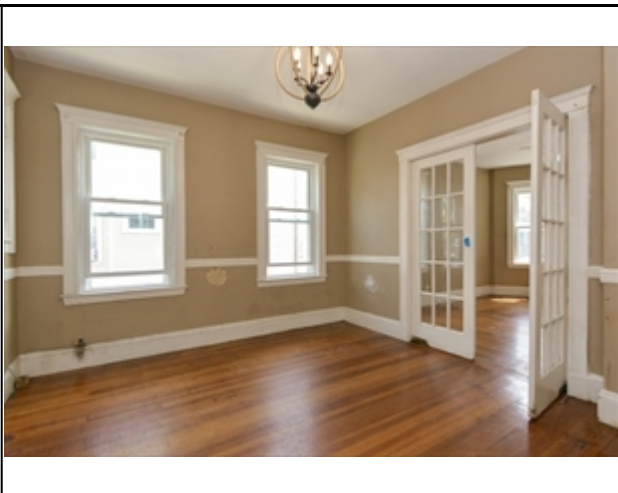
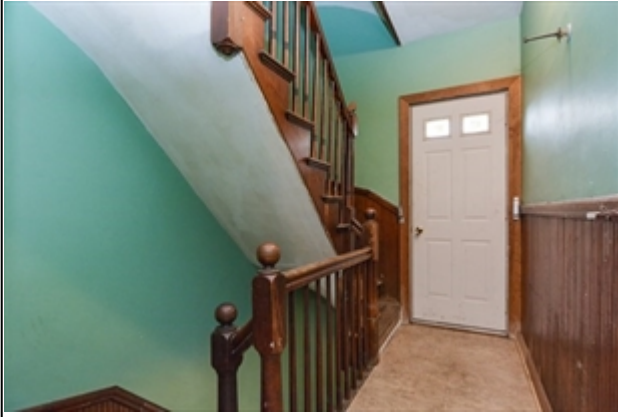
Multi Family - 3 Family - 3 Units Up/Down
List Price: \$510,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73386293 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

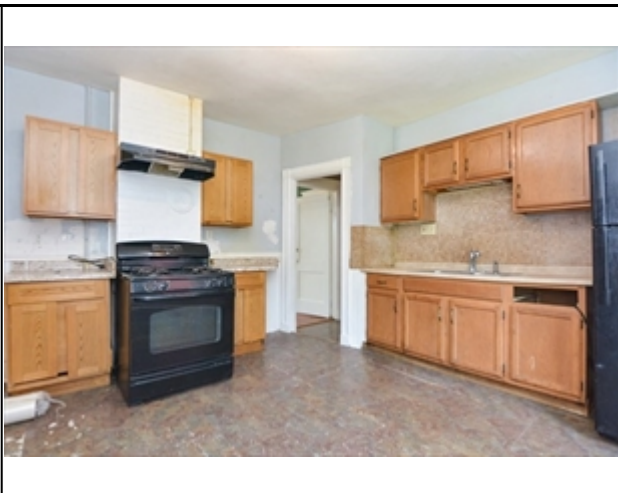
Multi Family - 3 Family - 3 Units Up/Down
List Price: \$510,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73386293 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

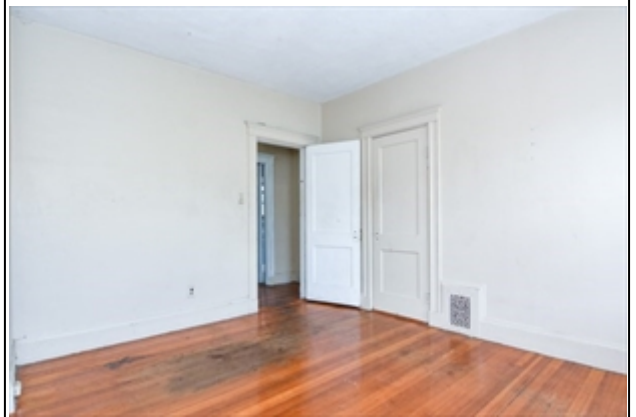
Multi Family - 3 Family - 3 Units Up/Down
List Price: \$510,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73386293 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

Multi Family - 3 Family - 3 Units Up/Down
List Price: \$510,000



MLS # 73386293 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

Multi Family - 3 Family - 3 Units Up/Down
List Price: \$510,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73386293 - New
46 Evelyn St, Boston, MA: Mattapan, 02126-1845

Multi Family - 3 Family - 3 Units Up/Down
List Price: \$510,000

