



109 EUTAW STREET

109 EUTAW ST, BOSTON, MA 02128

\$1,600,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Rare opportunity to acquire a high-performing four-family in the heart of East Boston's sought-after Eagle Hill neighborhood. Buyer must occupy one unit. With an attractive cap rate and meaningful upside potential, this asset is ideal for both savvy investors and owner-occupants looking to maximize long-term value. The property has been largely updated and features central air split systems, hardwood floors, and renovated kitchens throughout, blending modern efficiency with turnkey appeal. The first unit (ADU) has been fully modernized with a sleek kitchen and bath, contemporary finishes, and central air, making it an exceptionally desirable rental.

Sewer: Public,
Fireplace Count: 2 Fireplaces,
Water: City Water

\$1,600,000



Units two through four are well maintained and rent ready, with clear potential to achieve higher market rents through strategic cosmetic upgrades. Prime location just minutes from public transportation, Logan Airport, and neighborhood restaurants, offering strong rental demand and long-term growth potential.



