

8 COLLISTON RD

BOSTON, MA 02135

\$1,998,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Well maintained 100% occupied income-producing Multi-Family in Brighton THE PERFECT INVESTMENT PROPERTY IN BRIGHTON-Turnkey 3-unit w parking a charming brick building ideally located in the heart of Brighton with long term tenants in place through 8/31/26. Situated on a tree-lined residential street, steps from Cleveland Circle, Washington Square, Brookline, Boston College, and multiple Green Line T stops (B, C and D for an easy commute downtown. Residents enjoy close proximity to local cafs, restaurants, parks, shopping, and Chestnut Hill Reservoir. The property features 12+ bedrooms,5 bath, two exterior back decks for unit 2&3. Professionally managed.

Cooling: Window A/C,
Fireplace Count: 2 Fireplaces,
Garage Count: 1 Car Garage,
Sewer: Public,
Water: City Water

\$1,998,000



2026 Gross Income \$145,400 with NOI \$81,875- cap rate 4.7%. Showings by appointment only. Property management must be onsite for all showings. Units are tenant occupied, and would like to renew leases. At least 24 hours' notice is required. See feature sheet and expenses attached to MLS listing.



