



MLS # 73315850 - Active

Land - Commercial

645 River St
Boston, MA 02136-6772
Suffolk County

List Price: **\$850,000**

Grade School:

Middle School:

High School:

Directions: **Google Maps**

645 River St, Boston, MA 02136 is a unique redevelopment opportunity in Hyde Park, with plans to replace the existing grocery store with a new 3-story, mixed-use building. The first floor will feature approximately 2,000 square feet of commercial space for a self-service laundry, catering to local demand for convenient amenities. Above, two residential floors will house a total of four units (two per floor), ideal for renters seeking modern living in a vibrant neighborhood. This prime location offers high visibility, easy access to public transit, and a great mix of residential and commercial income potential.

Property Information

Total Approx. Acres: **0.07 (3,100 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures:

Features

Area Amenities: **Public Transportation**

Beach: **No**

Cable Available:

Documents: **Legal Description**

Electric: **On-Site**

Gas: **At Street**

Lot Improvements: **Curbs & Gutters**

Land Description: **Level**

Road Type: **Public**

Sewer Utilities: **Public**

Water Utilities: **Public**

Waterfront: **No**

Zone Usage: **Multi-Family, Commercial**

Other Property Info

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test:

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

Lender Owned: **No**

Tax Information

Pin #: **W:18 P:01621 S:000**

Assessed: **\$1,300,000**

Tax: **\$3,975** Tax Year: **2024**

Book: **20564** Page: **203**

Cert:

Zoning Code: **C**

Map: Block: Lot:

Office/Agent Information

Listing Office: **Martins & Associates R.E. Inc.**  (508) 583-6060 Ext. 100

Listing Agent: **Jeanie E. Martins**  (508) 583-6060

Team Member(s):

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: **11/26/2024**

Days on Market: Property has been on the market for a total of **405** day(s)

Expiration Date:

Original Price: **\$1,250,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **405** day(s)

Office Market Time: Office has listed this property for **405** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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MLS # 73315850 - Active
 645 River St, Boston, MA 02136-6772

Land - Commercial
 List Price: \$850,000



Boston Department of Building and Construction
 Building and Structure Division
 275 Massachusetts Avenue, Boston, MA 02108, Telephone: 617-534-2200

Project No. _____ Date: _____

ERECT PERMIT

To erect, enlarge, alter, reconstruct, repair, move, demolish or change the occupancy of building or structure

Name of Applicant: **Office Building** Permit No. **2024-0000**
 Name of Owner: **XXXXXXXXXXXXXXXXXXXX** Date: **XXXX-XX-XX**
 Location: **XXXXXXXXXXXXXXXXXXXX** City: **XXXXXXXXXXXX** State: **XXXXXXXXXXXX**
 Neighborhood: **XXXXXXXXXXXX** District: **XXXXXXXXXXXX** Zone: **XXXXXXXXXXXX**
 Applicant/Permit No.: **ERTP001234** Permit/Structure: **XXXXXXXXXXXX**

WORK DESCRIPTION: The applicant is requesting a permit to erect a three (3) story building with self-storage facility. The building is located at the intersection of the River Street and Main Street. The building is to be used for self-storage and office space. The building is to be constructed in accordance with the provisions of the Massachusetts State Building Code (MBC) and the City of Boston Building Code (BC). The building is to be constructed on a lot that is currently vacant. The building is to be constructed on a lot that is currently vacant. The building is to be constructed on a lot that is currently vacant.

REQUIREMENTS:

1. Before any construction begins, the applicant must obtain the services of a registered professional engineer (RPE) to certify the structural integrity of the building.
2. The applicant must obtain a permit from the City of Boston before any construction begins.
3. The applicant must obtain a permit from the City of Boston before any construction begins.
4. The applicant must obtain a permit from the City of Boston before any construction begins.

| Date | Building/Structure | Area Type | Area | Building/Structure | Area Type |
|------|--------------------|-----------|------|--------------------|-----------|
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Construction work is prohibited from March 15th, 2024 to June 15th, 2024. A permit is required for all construction work on the premises.

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