



Details on the property located at
1148 Bedford St
Abington, MA 02351

List Price:
\$2,649,000

MLS # 73511666
Multi Family - 5-9 Family

21 Total Rooms
7 Full, 0 Half Total Baths
16,372 sq.ft Lot Size

7 Total Bedrooms
0.38 Acre
5254 sq.ft Living Area



Tom McFarland

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Exceptional turnkey investment opportunity! Rarely available 7-unit townhouse building with garages under. This modern building has been meticulously maintained by its owner. These immaculate three level, one bedroom townhouse units have a solid rental history with gleaming hardwood floors, granite countertops, stainless appliances and in-unit laundry. Each unit has its own one car garage plus the site offers ample additional off-street parking. The choice is yours, continue to operate this building as rentals or easily convert to condominiums for a value-add investment.

MLS # 73511666 - Active

Multi Family - 5-9 Family



1148 Bedford St
Abington, MA 02351-1205
Plymouth County

List Price: **\$2,649,000**

Color:

Total Floors: **3**

Total Units: **7**

Total Rent: **\$15,165**

Grade School:

Middle School:

High School:

Approx. Acres: **0.38 (16,372 SqFt)**

Directions: **Bedford Street is Route 18**

Total Rooms: **21**

Total Bedrooms: **7**

Total Bathrooms: **7f 0h**

Total Fireplaces: **0**

Approx. Street Frontage:

Exceptional turnkey investment opportunity! Rarely available 7-unit townhouse building with garages under. This modern building has been meticulously maintained by its owner. These immaculate three level, one bedroom townhouse units have a solid rental history with gleaming hardwood floors, granite countertops, stainless appliances and in-unit laundry. Each unit has its own one car garage plus the site offers ample additional off-street parking. The choice is yours, continue to operate this building as rentals or easily convert to condominiums for a value-add investment.

Property Information

Approx. Living Area Total: **5,254 SqFt**

Approx. Above Grade: **5,254 SqFt**

Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**

Approx. Below Grade:

Living Area Source: **Public Record**

Heat/Cool Units: **7 /7**

Total Parking Spaces: **21 Off-Street, Guest**

Disclosures:

Heat/Cool Zones: **7 /7**

Garage Spaces: **7**

Annual Expenses For Fiscal Year Ending 12/25

Heating:

Gas:
Electricity: **\$1,200**

Water: **\$3,480**

Repair & Maintenance:

Trash Removal:

Sewer:

Insurance: **\$5,000**

Management:

Miscellaneous:

Ann. Prop. Oper. Data: **Yes**

Annual Expense Source: **Owner Provided**

Gross Income: **\$181,980**

Gross Expenses: **\$39,557**

Net Income: **\$142,423**

Unit Descriptions

Unit #1

Rooms: **3**

Bedrooms: **1**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **3**

Floor: **1**

Rent: **2,015**

Lease: **Yes**

Unit #2

Rooms: **3**

Bedrooms: **1**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **3**

Floor: **1**

Rent: **2,300**

Lease: **No**

Unit #3

Rooms: **3**

Bedrooms: **1**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **3**

Floor: **1**

Rent: **2,250**

Lease: **Yes**

Unit #4

Rooms: **3**

Bedrooms: **1**

Bathrooms: **0f 0h**

Fireplaces: **0**

Levels: **3**

Floor: **1**

Rent: **2,075**

Lease: **Yes**

Unit #5

Rooms: **3**

Bedrooms: **1**

Bathrooms: **1f 0h**

Fireplaces: **0**

Levels: **3**

Floor: **1**

Rent: **2,100**

Lease: **Yes**

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Highway Access, House of Worship**

Basement: **No**

Beach: **No**

Construction: **Frame**

Exterior: **Vinyl, Brick**

Exterior Features: **Deck - Roof**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Lot Description: **Corner, Paved Drive, Easements, Sloping**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **None**

UFFI: Warranty Features:

Year Built: **2016** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:59 L:142**

Assessed: **\$2,098,100**

Tax: **\$26,877** Tax Year: **2026**

Book: **45134** Page: **217**

Cert: **00000002064**

Zoning Code: **RES**

Map: Block: Lot:

Office/Agent Information

Listing Office: **RE/MAX Realty Pros** (617) 328-3200 Ext. 14

Listing Agent: **Tom McFarland** (617) 851-0900

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent, Accompanied Showings**

Showing: Facilitator: **Call List Agent, Accompanied Showings**

Special Showing Instructions:

Market Information

Listing Date: **5/2/2026**

Days on Market: Property has been on the market for a total of **21** day(s)

Expiration Date:

Original Price: **\$2,649,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **21** day(s)

Office Market Time: Office has listed this property for **21** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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