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## Marcus & Millichap brokers \$3.995m multifamily portfolio sale

October 25, 2024 - Front Section



Boston, MA Marcus & Millichap completed the sale of the Fuller St. portfolio, a 12-unit multifamily portfolio in the Dorchester neighborhood, for \$3.995 million.

The portfolio, located at 46-48 and 301-305 Fuller St., is comprised of two six-unit buildings and a vacant buildable lot. The properties feature spacious layouts, separately metered heat and electricity, ample off-street parking, and on-site laundry. Evan Griffith and Tony Pepdjonovic of Marcus & Millichap exclusively marketed the properties on behalf of the seller and procured the buyer, both private investors. This marks the sixth sale in Dorchester for the duo in the last 60 days, adding to their record market share throughout the city's neighborhoods.

"The properties were very well-maintained for over two decades, and the pride of ownership was key to the success we saw during the marketing process. We were on the market for less than a week and ultimately closed the deal for \$20,000 over the asking price with no contingencies," said Pepdjonovic. "The real bonus to this opportunity was the vacant buildable lot at 305 Fuller St., which made this portfolio a rare find for an investor seeking both immediate returns and long-term

potential,” said Griffith.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540