

MULTI-FAMILY BROWNSTONE · **RARE INVESTMENT OPPORTUNITY** · BACK BAY · 8 UNITS · ± 8,500 SF

11 BELVIDERE



INVESTMENT HIGHLIGHTS

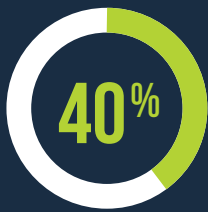
UNMATCHED LOCATION

Situated at the corner of Belvidere Street and Mass Ave, **11 Belvidere** is only a 0.2 mile walk to the Prudential Center, 0.4 mile walk to the nearest MBTA station and 0.5 mile walk to Copley Place. There is immediate access to the Mass Pike and the major thoroughfares of Boston, MA.

BACK BAY DEMOGRAPHICS

\$126,313

Average Household Income



of Population Earns
over \$100,000

32% 

Increase in Average
Condo Sale Price since 2010

\$1,847,000

Average Condo Sale Price
L-6 Months

EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to sell **11 Belvidere Street**, located in the Back Bay neighborhood of Boston, MA. **11 Belvidere** is a free standing 8 unit, \pm 8,500 square foot brownstone that offers investors the opportunity to own a rarely available asset with value-add potential in a high barrier to entry market.

11 Belvidere Street is ideally positioned at the corner of Massachusetts Avenue and Belvidere Street. This "A" location also offers residents convenient access to public transportation, a deep employer base, public parks and green space, and a wealth of other amenities spread throughout Back Bay. The offering is also just a short walk to world renowned Universities such as Berklee College of Music, Northeastern University, Simmons College and more.

11 Belvidere Street represents a unique opportunity to purchase a one-of-a-kind asset located in one of the highest barrier to entry markets in Boston, MA. **11 Belvidere** is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

For more information please visit 11Belvidere.com.

SUPERIOR AREA AMENITIES

Located a stone's throw away from the wealth of shopping and restaurant options along Newbury Street and Boylston Street, **11 Belvidere** is positioned in an amenity rich area that continues to grow. A quick walk to Fenway Park for a Red Sox game or a jog along the Charles River, the options are truly endless.

STRONG MARKET DYNAMICS

With condominium prices exceeding \$1,500 per square foot for new product and rental rates exceeding \$5 per square foot, Back Bay continues to show strong demand for new housing stock.

DEVELOPMENT OPPORTUNITY

11 Belvidere offers developers and investors an exceptional redevelopment opportunity. Located in a neighborhood undergoing a transformation with new developments, **11 Belvidere** is a prime candidate for a total redevelopment.

AREA DEVELOPMENT

1

ONE DALTON

Project Type: Hotel/Residential
Status: Under Construction
Developer: Carpenter & Company
Units: 211 keys/180 condos
Building SF: 712,500

4

BACK BAY/SOUTH END GATEWAY PROJECT

Project Type: Office/Residential/Retail
Status: Under Review
Developer: Boston Properties
Details: 575,000 SF Office/100,000 SF Retail/600 units
Building SF: 1,260,000

3

888 BOYLSTON

Project Type: Office/Retail
Status: Under Construction
Developer: Boston Properties
Details: 365,000 SF Office
Building SF: 1,086,104 (888 Boylston & Prudential Redevelopment combined)

5

2 CHARLESGATE WEST

Project Type: Office/Residential/Retail
Status: Letter of Intent
Developer: Trans National Properties
Details: 235 units/10,000 SF
Retail/6,000 SF Office
Building SF: 395,000

- 2. 40 Trinity Place · Hotel/Residential
- 6. 30 Dalton · Residential/Retail
- 7. Parcel 15 · Mixed-Use
- 8. Berklee College of Music · Dormitory/Institutional/Retail
- 9. Parcel 7 Air Rights · Office/Residential/Retail
- 10. 44 Burbank Street · Residential
- 11. Parcel 12 · Mixed-Use
- 12. 1350 Boylston · Residential/Retail



CAPITAL MARKETS

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