

# 544 COLUMBUS

9-Unit Multi-Family Brownstone | South End | Boston, MA



**Boston Realty Advisors**  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

[544Columbus.com](http://544Columbus.com)



# EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to sell **544 Columbus Avenue**, located in the South End neighborhood of Boston, MA. **544 Columbus** is a 9 unit\* brownstone with outdoor space that offers investors the opportunity to own a rarely available asset with value-add potential in a high barrier to entry market.

**544 Columbus** is ideally positioned in the heart of one of Boston's most sought after areas to live, work and play. The South End offers residents convenient access to public transportation, the city's newest restaurants, beautifully landscaped streets and a host of other amenities. The offering is also just a short walk to world-renowned universities such as Northeastern University, Berklee College of Music, Emerson College and more.

**544 Columbus** represents a unique opportunity to acquire a truly one-of-a-kind asset located in one of the highest barrier to entry markets in Boston, MA. **544 Columbus** 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 [www.544Columbus.com](http://www.544Columbus.com)

\*Legal occupancy 8 units

## SOUTH END SNAPSHOT

66% Renters

Source: ESRI

According to *Forbes Magazine*, Boston ranks in the top 10 best cities for millennials.

42%

of residents are

20-39 years old

Source: City of Boston

## BACK BAY EMPLOYERS DRIVE DEMAND

339 office buildings

16M SF of mostly Class A office space

BainCapital

Liberty Mutual

John Hancock

MFS

wayfair

## PRUDENTIAL CENTER

3M SF of office space

600K SF of retail space

New elevated tenant mix including:

53,000 SF  
EATALY

18,000 SF  
Under Armour

MiniLuxe.

SEPHORA

FLY WHEEL

lululemon athletica



MBTA Green Line | Symphony (0.3 miles)





# INVESTMENT HIGHLIGHTS



## STABLE INCOME WITH UPSIDE POTENTIAL

544 Columbus Avenue allows investors to benefit from strong in-place cash flow with the immediate opportunity to grow rental income.



## TRANSIT ORIENTED

Situated one block to the Corner of Mass Ave and Columbus Ave, this offering is located in close proximity to the Orange and Green MBTA Stations offering residents easy access to the deep employer base of Back Bay and Downtown Boston.



## UNMATCHED LOCATION & SUPERIOR AREA AMENITIES

Comprised of the best restaurants and coffee shops, health and fitness studios, green space and dog parks, the South End continues to grow and become the most desired neighborhood in Boston.



# PROPERTY DETAILS

## GENERAL

Address: 544 Columbus Avenue  
Boston, MA 02118

Year Built: 1920

Floors: 4 Plus Basement

Land Area: 1,753 SF

Zoning District: South End Neighborhood

Outdoor Space: Backyard

## BUILDING CONSTRUCTION

Construction: Brick Masonry with Wood Framing

Roof: Flat Rubber

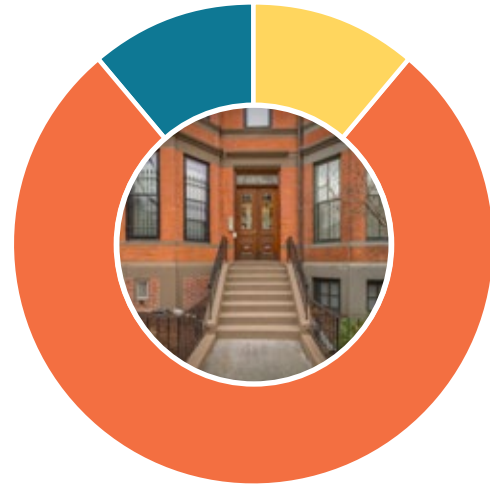
## UTILITIES

Water & Sewer: Boston Water & Sewer Commission

Electricity: Eversource

Gas: National Grid

## UNIT MIX | 9 UNITS\*



- 1 Studio
- 7 1 Bed / 1 Bath
- 1 2 Bed / 2 Bath

\*Legal occupancy 8 units



## CAPITAL MARKETS

**JASON S. WEISSMAN**  
Founder & Senior Partner  
617.850.9608  
jweissman@bradvisors.com

**NICHOLAS M. HERZ**  
Managing Director & Partner  
617.850.9624  
nherz@bradvisors.com

**KEVIN BENZINGER**  
Associate  
617.850.9647  
kbenzinger@bradvisors.com



745 Boylston Street | Boston, MA | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.