

[401]

WASHINGTON

9-UNIT MULTI-FAMILY · WESTWOOD, MASSACHUSETTS



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

401Washington.com



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **401 Washington Street**, a fully leased 9-unit brick apartment building on over an acre of land in Westwood, Massachusetts. **401 Washington Street** features 9 two bedroom units with recent renovations that include substantial exterior and interior improvements. Additionally, this irreplaceable asset offers residents ample parking and is strategically situated in close proximity to I-95 and the Commuter Line MBTA. **401 Washington Street** presents investors with quality product, in-place income and significant value add potential.

401 Washington Street is offered for sale on an unpriced basis. We will be conducting tours of the property in the coming weeks with a "call-for-offers" to follow. For more information, please visit www.401Washington.com.

INVESTMENT HIGHLIGHTS

COMMUTER ACCESS, TRANSIT ORIENTED

Strategically positioned just 2 miles from Route 128 (I-95) and within a half-mile to the Islington Commuter Line MBTA Station, **401 Washington Street** offers residents unmatched access to transit and local submarket amenities.

STABLE INCOME & UPSIDE POTENTIAL

The offering is 100% leased with in-place income from current tenants. Recent unit and common building renovations will allow new ownership to immediately increase rents. The potential to convert the apartments to condominiums or for-sale townhomes is also a strong possibility.

UPGRADED REAL ESTATE

The property has recently undergone substantial renovations allowing new ownership to benefit from these improvements. These include new parking lot, rebuilt masonry stairs, hardwood floors and all new vinyl windows.

DEVELOPMENT OPPORTUNITY

Currently, the 9 units are floor through two bedroom apartments. These can easily be converted to 2.5 story for-sale townhomes/condominiums.





PROPERTY DETAILS

Property Address:	401 Washington Street, Westwood, MA
Year Built:	1969
Site Size:	± 1 Acre (43,560 SF)
Building Size:	9,186 GSF / 8,077 RSF
Units:	9 Two Bedrooms
Parking:	± 13 Spaces

CAPITAL MARKETS

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