

FULLY APPROVED MULTI FAMILY DEVELOPMENT OPPORTUNITY

# 460 WASHINGTON BRIGHTON, MA





# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present 460 Washington Street in Brighton, Massachusetts. Fully approved by the Boston Planning and Development Agency for 28 units and 48 parking spaces, 460 Washington Street presents a tremendous opportunity for a developer to hit the ground running with a premier project in a transformative submarket.

Brighton is considered to be at the epicenter of development and an increasingly sought after destination due to its authentic community, convenient transportation access and strong market dynamics. 460 Washington Street is just 0.5 miles to St. Elizabeth's Medical Center and a short distance from the Boston Landing, which is fueling the growth of the market.

460 Washington Street is offered 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.460WASHINGTONSTREET.COM](http://WWW.460WASHINGTONSTREET.COM)

# INVESTMENT HIGHLIGHTS



## FULLY APPROVED

460 Washington Street is fully approved by the Boston Planning and Development Agency. Approved for the renovation and conversion of an existing building into 4 units and 24 units in a new structure, the approvals in place give a developer a head start on the process.



## STRONG DEMOGRAPHICS

Brighton, MA has grown by leaps and bounds over the past several years. With New Balance pioneering the development of the Boston Landing, the addition of a Commuter Line MBTA Station and other mega development projects in the pipeline, Brighton is quickly becoming a top residential destination.



## TRANSIT ORIENTED

Seamless connectivity to multiple modes of public transportation such as the new Boston Landing Commuter Line MBTA station, surplus of bus lines and close proximity to the green line, 460 Washington offers residents easy access to the immediate and surrounding areas.



## SUPERIOR AREA AMENITIES

460 Washington Street is located on a major thoroughfare that offers a multitude of amenities, not to mention the property sits directly next to a major retail hub which includes a B Fresh grocery store and a Starbucks. A quick walk a block up the street offers additional restaurants, shopping and fitness outlets.



# PROPERTY DETAILS

<b>ADDRESS:</b>	458-460 Washington Street Brighton, MA 02135
<b>LOT SIZE:</b>	31,268 Square Feet
<b>BUILDING SIZE:</b>	458 Washington: 5,147 GSF 460 Washington: 29,728 GSF
<b>UNITS:</b>	28
<b>UNIT MIX:</b>	<ul style="list-style-type: none"><li>• 1 Studio</li><li>• 19 1 Bedroom</li><li>• 8 2 Bedroom</li></ul>
<b>PARKING SPACES:</b>	48 Total, 19 Enclosed, 29 Surface
<b>FLOORS:</b>	3

*\*All details based on current approvals*

**460WASHINGTONSTREET.COM**



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