

# 271 WATER STREET

6-UNIT MULTI-FAMILY OFFERING • WAKEFIELD, MASSACHUSETTS



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



# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present **271 Water Street** located in Wakefield, Massachusetts. Comprised of 6 residential units and 9 surface parking spaces, **271 Water Street** offers investors high quality real estate with substantial value add potential.

Wakefield, Massachusetts is ideally located just 13 miles north of Boston, at the intersection of I-93 and I-95/128, offering residents convenient access to major thoroughfares and superior amenities that comprise the submarket. Additionally, **271 Water Street** is just 0.9 miles from the Wakefield MBTA Commuter Rail Station. With Lake Quannapowitt as its center piece, Wakefield, MA offers an excellent school system as well as a lively, yet historic and charming downtown.

**271 Water Street** represents a rare opportunity to purchase a multi-family property with significant up-side potential. **271 Water Street** is offered for sale on an un-priced basis. We will be conducting tours of the property with a “call-for-offers” to follow.



## SUPERIOR AMENITIES

Located in close proximity to Main Street and downtown, **271 Water Street** offers residents convenient access to shopping and the multitude of amenities that make up the area, including the nearby Market Street shopping center in Lynnfield.



## TRANSIT ORIENTED

**271 Water Street** sits just a short walk to several bus lines and is less than one mile from the Wakefield MBTA Commuter Rail station. The property is also located in close proximity to the intersection of I-93 and I-95/128.



## STRONG MARKET DYNAMICS

Wakefield, MA, has become a premier submarket of Boston/North Shore. Benefitting from a well above average median income, in 4 years Wakefield has seen a 38% increase in rental-rates and 23% increase in home prices.



## UPSIDE POTENTIAL

The offering is currently 100% occupied with well below market in-place rents. The property will benefit from in-unit and common area renovations which will allow new ownership to steadily increase rents.







## PROPERTY DETAILS

ADDRESS	271 WATER STREET, WAKEFIELD, MA
YEAR BUILT	1965
SQUARE FEET	6,912 GSF 4,608 RSF
LOT SIZE	15,098 SF
FLOORS	2 + BASEMENT
PARKING	9 SURFACE SPACES
UNIT MIX	4 – 1 BED/1 BATH 1 – 3 BED/1 BATH 1 – 1 BED+/1 BATH

### CAPITAL MARKETS

#### JASON S. WEISSMAN

Founder & Sr. Partner  
617.850.9608  
jweissman@bradvisors.com

#### NICHOLAS M. HERZ

Managing Director & Partner  
617.850.9624  
nherz@bradvisors.com

#### KEVIN BENZINGER

Associate Director  
617.850.9647  
kbenzinger@bradvisors.com

#### RYAN MCDONALD

Associate  
617.850.9634  
rmcdonald@bradvisors.com



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

745 Boylston Street | Boston, MA 02116 | (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.