

10-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

DORCHESTER, MASSACHUSETTS

341 Gallivan



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

Executive Summary

Boston Realty Advisors is pleased to present **341 Gallivan Boulevard** located in the burgeoning submarket of Dorchester, Massachusetts. 341 Gallivan is a newly constructed 10-unit multifamily property with 8 surface parking spaces. Completed in 2008 with recent renovations and capital improvements completed over the past 18-months, 341 Gallivan consists of a desirable unit mix of 1 and 2 bedroom apartments as well as large top floor duplexes. 341 Gallivan represents a unique opportunity to purchase a turn-key investment in one of the most in-demand submarkets of Boston, MA. Additionally, with condominium prices soaring in all Boston submarkets, 341 Gallivan lends itself to a condo conversion in the near term capitalizing on the velocity of sales happening in today's market.

341 Gallivan is ideally positioned just 0.5 miles from the Ashmont / Peabody Sq. Red Line MBTA Station offering residents easily accessible transit to downtown Boston and the surrounding area. Furthermore, Dorchester, MA is truly experiencing a renaissance of development with projects such as the 362-unit "Dot Block" and the redevelopment of the Boston Globe site. Dorchester has become the premier destination of institutional investment and continues to grow.

341 Gallivan 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 341Gallivanblvd.com.

Investment Highlights



Newly Constructed

Completed in 2008 and recently renovated, 341 Gallivan is a turn-key investment with little to no renovations needed in the near term. Residents benefit from condo quality finishes throughout.



Transformative Submarket

Dorchester, Massachusetts has quickly become an institutional investment mecca. The redevelopment of the Boston Globe site by Nordblom, "Dot Block" by Morningside Group and a multitude of others show Dorchester is just at the beginning stages of rapid acceleration.



Strong Market Dynamics

With condominium prices exceeding \$600 per square foot for new product and rental rates exceeding \$4 per square foot, Dorchester continues to show strong demand for new housing stock.



Amenity-rich Submarket

With the continuance of development in the area, there are more and more restaurants and retail shops popping up on every corner. Dorchester and the close South Boston now are home to some of the best bars and restaurants in the city.



Property Details

ADDRESS: 341-345 GALLIVAN BLVD,
DORCHESTER, MA 02124

YEAR BUILT: 2008

BUILDING SIZE: 11,742 GSF
8,809 NSF

FLOORS: 4

UNIT MIX: 5 - 2 BED / 1.5 BATH
5 - 1 BED / 1 BATH



341Gallivanblvd.com

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