

36 EAST SPRINGFIELD



5 Unit Multi-Family • Investment Opportunity • South End, Boston, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present **36 EAST SPRINGFIELD**, located in the South End neighborhood of Boston, MA. 36 E Springfield is a 5 unit, +/-4,700 square foot brownstone that offers investors the opportunity to own a rarely available, turn-key investment in a high barrier to entry market.

36 E Springfield is ideally positioned on a picturesque tree-lined street just steps from the world renowned Boston Medical Center. This “A” location offers residents convenient access to public transportation, a deep employer base, public parks and green space, and a wealth of amenities spread throughout the South End & Back Bay. The offering is also just a short walk to world renowned Universities such as Northeastern University, Wentworth Institute of Technology and more.

36 East Springfield represents a unique opportunity to purchase a one-of-a-kind, fully renovated asset located in one of the highest barrier to entry markets in Boston, MA. 36 East Springfield 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.



INVESTMENT HIGHLIGHTS:



UNMATCHED LOCATION

Situated on the quiet and picturesque tree-lined East Springfield Street, the offering is just steps from the largest teaching hospital in New England, Boston Medical Center.



STRONG MARKET DYNAMICS

With condominium prices exceeding \$1,500 per square foot for new product and rental rates exceeding \$6 per square foot, the South End continues to show strong demand for new housing stock.



SUPERIOR AREA AMENITIES

Located a stone's throw away from the wealth of shopping and restaurant options along Tremont Street, Newbury Street and Boylston Street, 36 East Springfield is positioned in an amenity rich area that continues to grow. A quick walk to Fenway Park for a Red Sox game or a jog along the Charles River, the options are truly endless.



TURN-KEY INVESTMENT

36 East Springfield's recent renovations to all units and common areas offers investors an exceptional turn-key investment opportunity with strong in-place rents and cash flow.

PROPERTY DETAILS

ADDRESS: 36 EAST SPRINGFIELD ST.,
BOSTON, MA 02118

YEAR BUILT: 1910

**YEAR
RENOVATED:** 2017

BUILDING SIZE: 4,752 GSF

FLOORS: 5

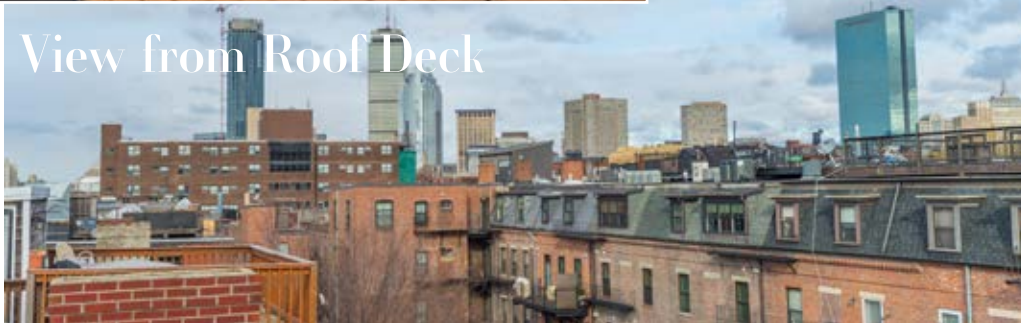
UNIT MIX: 2 – 1 BED / 1 BATH

3 – 2 BED / 1 BATH

PARKING: 2 SURFACE SPACES



View from Roof Deck



CAPITAL MARKETS

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