

# *brockton*

## PORTFOLIO

### *approved OPPORTUNITY ZONE developments*

2 MULTIFAMILY DEVELOPMENTS • 60 UNITS • BROCKTON, MASSACHUSETTS



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



# executive summary

Boston Realty Advisors is pleased to present the opportunity to acquire two approved multifamily family developments than span 60 total units in Brockton, Massachusetts. **69 N. Montello Street** consists of 35 residential units while **26 School Street** consists of 25 residential units and one commercial space. Fully approved for over 64,000 square feet of residential development, the **Brockton Portfolio** offers investors and developers significant scale in a burgeoning market just outside of Boston, MA.

The **Brockton Portfolio** 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.

## investment highlights



### *opportunity zone*

The **Brockton Portfolio** is advantageously situated in an opportunity zone, presenting investors with all benefits of developing in an opportunity zone.



### *critical mass*

The **Brockton Portfolio** presents the opportunity to create 60 residential units in an ever increasingly popular submarket.



### *fully approved*

The **Brockton Portfolio** is fully approved and allows developers to commence construction in a short time period once obtaining a building permit.



### *transit oriented*

With a MBTA Commuter Line station just blocks away, the developments offer future residents convenient access to the submarkets that surround.





# property details

## 69 N. MONTELLO STREET



*units:*  
35 RESIDENTIAL UNITS  
*parking:*  
28 SURFACE SPACES  
*stories:*  
4  
*construction:*  
REHAB OF EXISTING  
STRUCTURE

## 26 SCHOOL STREET



*units:*  
25 RESIDENTIAL UNITS / 1  
COMMERCIAL SPACE  
*parking:*  
26 SURFACE SPACES  
*stories:*  
4  
*construction:*  
DEMOLITION & GROUND-UP

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