

MULTIFAMILY INVESTMENT OPPORTUNITY

# 58 BENNINGTON STREET

EAST BOSTON, MASSACHUSETTS



**Boston Realty Advisors**

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire **58 Bennington Street**, located in the East Boston neighborhood of Boston, MA. **58 Bennington** is a (3) unit, ±3,900 square foot multifamily that offers investors high quality real estate with substantial value-add potential.

East Boston is considered to be at the epicenter of development and an increasingly sought after destination due to its authentic community, convenient transportation access, breathtaking views of the Boston Skyline and overall proximity to surrounding areas. **58 Bennington** is just 0.5 miles to the nearest MBTA station offering residents an easy commute and 0.6 miles to major thoroughfares such as the Mass Pike. By car, Logan Airport is just a 5 minute drive which will have travelers to their gate in under 20 minutes, door to door.

**58 Bennington** 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.



## KEY INVESTMENT HIGHLIGHTS

### TRANSIT-ORIENTED

East Boston is easily accessible to many transportation methods. Residents benefit from immediate access to the MBTA Blue Line, the Mass Pike, the water shuttle and the airport.

### UPSIDE POTENTIAL

**58 Bennington Street** will immediately profit from a broad range of usability such as a light renovation or a condo conversion in the future.

### TRANSFORMING NEIGHBORHOOD

Waterfront and skyline views, combined with a mix of historic houses and new condo development, make East Boston one of Boston's emerging neighborhoods.

### AREA AMENITIES

East Boston offers an array of walking accessible amenities, including restaurants, bars, and parks. Located just one stop away from Downtown, it is near a plethora of retailers and food options.



# PROPERTY DETAILS

## ADDRESS

58 Bennington Street,  
Boston, MA 02128

## YEAR BUILT

1900

## LOT SIZE

2,500 SF

## GROSS BUILDING SIZE

3,888 SF

## NET BUILDING SIZE

2,916 SF

## STORIES

3

## FAÇADE

Vinyl

## ROOF

Rubber Membrane

## UNIT MIX

1 – 2 Bed / 1 Bath

2 – 3 Bed / 1 Bath



## CAPITAL MARKETS

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