

64-66 prince street

north end
boston, ma



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

8-UNIT MULTIFAMILY OFFERING

executive summary

Boston Realty Advisors is pleased to present the opportunity to acquire a truly exceptional asset located at **64-66 Prince Street** in Boston's iconic and historic neighborhood of the North End. 64-66 Prince Street is currently a collection of eight (8) residential units amongst +/- 6,870 gross square feet. The property showcases traditional North End architecture; red-brick façade with distinctive copper stacked bay windows. 64-66 Prince Street offers substantial value add potential through renovation, condominium conversion or as a single family home.

The North End of Boston is truly a one-of-a-kind neighborhood and is known for its rich history, plethora of lively bars and restaurants, immediate proximity to the waterfront and much more. Combining the historic Italian charm with the inflow of great new retail concepts, the Greenway Park and many more amenities, the North End will always be an in-demand area for residents and businesses.

64-66 Prince Street represents a unique opportunity to purchase a one-of-a-kind asset located in one of the highest barrier to entry markets in Boston, MA. 64-66 Prince Street 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.



BOSTON HARBOR

64-66 Prince Street



property details

ADDRESS: 64-66 Prince Street, Boston, MA 02113

YEAR BUILT: 1899

GROSS BUILDING SIZE: 6,870 SF

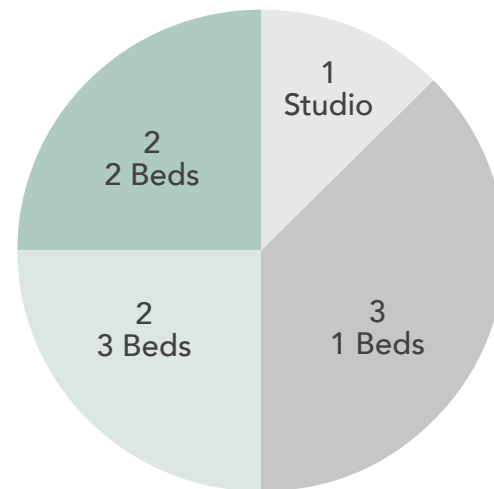
NET BUILDING SIZE: 5,725 SF

STORIES: 5 + Basement

FAÇADE: Brick with copper stacked window bays

ROOF: Rubber Membrane

UNIT MIX: 8 Units



investment highlights



transit oriented

The North End is a central transit-oriented location, while maintaining the look and feel of a close knit classic Boston neighborhood. Residents benefit from unmatched access to multiple MBTA lines such as Green Line, Orange Line, and Commuter Rail and is just a quick walk to the deep employer of the neighboring Financial District.



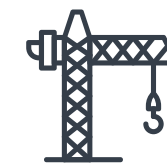
superior area amenities

Located in the heart of the North End, 64-66 Prince Street offers access to a plethora of amenities. With countless restaurants and bars, grocery stores, boutique shops, the Greenway Park, with easy access to the waterfront, Faneuil Hall and the Public Market; the North End truly exemplifies an amenity rich neighborhood in every sense of the phrase.



strong market dynamics

The North End and Waterfront area continue to showcase their core locations with the increase in rental rates and condominium prices year over year. Along with the continuous increase in real estate prices, the North End is a haven for successful young professionals and families.



area development

Located just steps away from two of the biggest developments to hit Boston in decades, the area is continuing to grow at a rapid pace. Just a half mile away at North Station, Boston Properties and partner Delaware North are completing their 1.9 million square foot mixed-use development that will be future home to anchor tenant, Verizon. Just around the corner, HYM Investment Group is redeveloping the Government Center Garage with a 2.9 million square foot mixed-use center.

transformative market



BULFINCH CROSSING



THE HUB ON CAUSEWAY

GOVERNMENT CENTER REDEVELOPMENT

Just blocks away from 64-66 Prince Street, The HYM Investment Group along with partner National Real Estate Advisors is currently redeveloping the Government Center Parking Garage; an unprecedented redevelopment project that will forever transform the city of Boston. Bulfinch Crossing, in formal manner, will encompass six new high-rise and mid-rise buildings featuring a total of 2.9M square feet of mixed-use development.

Located at the base of the TD Garden and above North Station, **THE HUB ON CAUSEWAY** is a 1.9M square foot mixed-use development currently under construction by Boston Properties and partner Delaware North. A long time parking lot which will be transformed into a premier mixed-use development containing office, retail, hotel and residential is one of the largest and exceptional developments taking place in the City of Boston.

NOTABLE TENANTS:

RAPID7 147,500 SF	verizon 440,000 SF
star market 60,000 SF	ARC LIGHT CINEMAS 15 SCREENS

4.8 ACRES OVER 2 CITY BLOCKS	2.9M SF TOTAL SF	1.15M SF OF OFFICE	800+ RESIDENTIAL UNITS
82,500 SF OF RETAIL	200 HOTEL ROOMS	6 TOTAL BUILDINGS	

2.5 ACRES	1.9M SF TOTAL SF	652,000 SF OF OFFICE	440 RESIDENTIAL UNITS
210,000 SF OF RETAIL	269 HOTEL ROOMS	38 STORIES	

location overview

DEMOGRAPHICS

RADIUS	.25 MILE	.5 MILE	1 MILE
Population	6,947	19,888	57,055
Average Household Income	\$104,746	\$128,800	\$134,659
Age	30	33	34

NORTH END

100+ RESTAURANTS & CAFES

FINANCIAL DISTRICT

FANEUIL HALL

BOSTON PUBLIC MARKET

BEACON HILL

COMING SOON

THE HUB ON CAUSEWAY

star market ARCLIGHT CINEMAS citizen verizon RAPID M

TD GARDEN

Bricco

PASTRY SHOP

Trattoria Il Panino

Citizens Bank

Florentine Cafe

MAK'S PASTRY

FIORE

The Linking Cup

CVS pharmacy

THE JUICERY

CITY WINERY BOSTON

Regina Pizzeria

WARD 8

TAVERN in the SQUARE

64-66 Prince Street



TITLE BOXING CLUB

EQUAL EXCHANGE

CONVERSE

HIGHT GRIPS BUREAU

CHARLESTOWN BRIDGE

\$205 MILLION REBUILD

CHARLESTOWN





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