

# 598 SOUTH STREET

## 3-UNIT MULTIFAMILY OFFERING QUINCY, MASSACHUSETTS



**Boston Realty Advisors**  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire 598 South Street, located in Quincy, MA. 598 South Street is a (3) unit, ±2,500 square foot multifamily that offers investors high quality real estate with substantial value-add potential.

Quincy, Boston's largest immediate southern suburb, is known for being a strong corporate, retail and residential community. Quincy is considered to be at the epicenter of development and an increasingly sought after destination due to its diverse community, convenient transportation access and overall proximity to surrounding areas. Located only 11 miles from downtown Boston and just a short drive to several thriving neighborhoods, Quincy offers easy access to a broad range of shopping and dining amenities. 598 South Street is just 1.7 miles to the nearest MBTA station offering residents an easy commute to Boston and only 400 feet to major thoroughfares such as the Route 3A. By car, it is just a 25 minute drive to Downtown Boston.

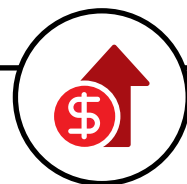
598 South Street is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

## INVESTMENT HIGHLIGHTS



### ABUNDANCE OF AMENITIES

Located in close proximity to Dorchester and downtown, 598 South Street offers residents convenient access to shopping and the multitude of amenities that make up the area, including Quincy Center, Marina Bay and the nearby South Shore Plaza in Braintree.



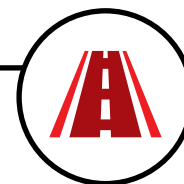
### UPSIDE POTENTIAL

The offering is currently 100% occupied with well below market in-place rents. With 3/4 of the property recently renovated, new ownership can steadily increase rents.



### STRONG MARKET DYNAMICS

Quincy, MA, has become a premier submarket of Boston/South Shore. Benefiting from a well above average median income, in 5 years Quincy has seen an 18% increase in rental-rates and 44% increase in home prices.




### TRANSIT ORIENTED


With direct access to Route 3A and just a short drive from I-93, 598 South Street offers easy access to Boston City and Cape Cod. In addition, it is one step away from several bus routes and in close proximity to Quincy Center Station, offering access to both the MBTA Red Line and Commuter Rail.



### TRAVEL TIMES TO BOSTON

 **13 MIN**  
COMMUTER RAIL  
FROM QUINCY CENTER

 **21 MIN**  
RED LINE  
FROM QUINCY CENTER

 **25 MIN**  
CAR  
FROM 598 SOUTH ST.





# PROPERTY DETAILS

<b>ADDRESS</b>	598 South Street, Quincy, MA 02169
<b>YEAR BUILT</b>	1910
<b>LOT SIZE</b>	0.13 Acres
<b>NET BUILDING SIZE</b>	2,436 SF
<b>STORIES</b>	2 + Basement
<b>FAÇADE</b>	Vinyl
<b>ROOF</b>	Shingles
<b>UNIT MIX</b>	Unit 1 – 1 Bed/1 Bath Unit 2 – 3/4 Bed/1 Bath Unit 3 – 1 Bed/1 Bath



**598 SOUTH STREET**



## CAPITAL MARKETS

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