

GROUND FLOOR RETAIL CONDO FOR SALE

75 Charles

BEACON HILL, BOSTON, MA







Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

Executive Summary

Boston Realty Advisors is pleased to present the ground floor retail space at **75 Charles Street** in the sought after neighborhood of Beacon Hill, Massachusetts. The offering is a 1,083 square foot highly visible space right on the amenity rich Charles Street.

The offering is ideally situated in one of the nation’s most prestigious residential neighborhoods. Located right on Charles Street, this asset benefits from the strong demographics of the area. Centrally located between Downtown Boston and Back Bay, **75 Charles Street** offers exceptional access to area amenities, public transportation and a deep employment base. **75 Charles 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. **75 Charles Street** is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks.

Investment Drivers

-  UNMATCHED LOCATION
-  IRREPLACEABLE REAL ESTATE
-  TRANSIT ORIENTED
-  HIGH VISIBILITY

Property Details

ADDRESS
75 Charles Street,
Boston MA

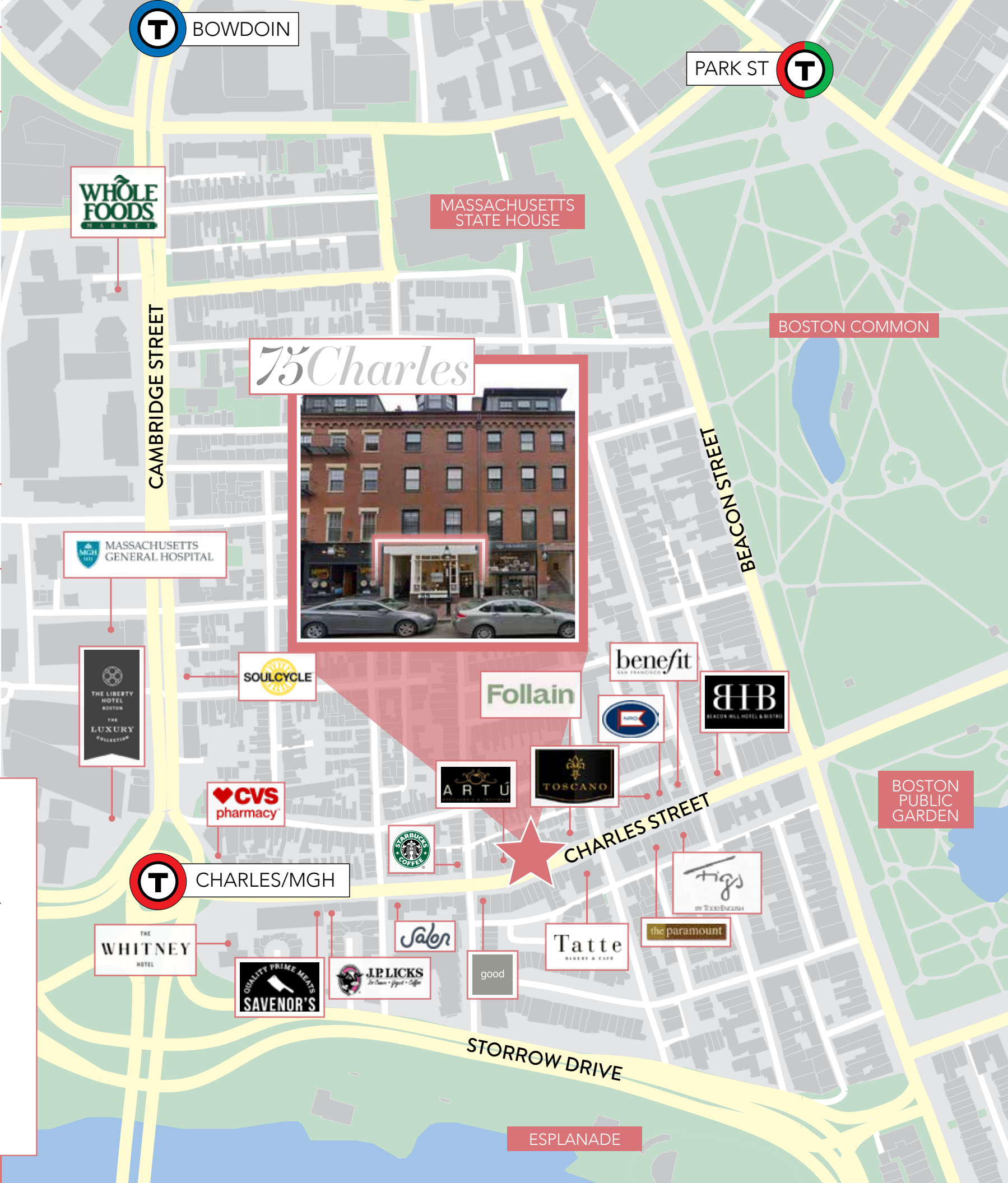
CONDO UNIT
1B, which includes
lower level and first floor

YEAR BUILT
1850

NET AREA
1,083 SF

TENANT
Successful tenant with
long lease term in-place
(Tenant’s business not for sale)

TERM/RENT
Upon Request



Beacon Hill

NEIGHBORHOOD OVERVIEW

Beacon Hill's characteristic narrow gas-lit streets, brick sidewalks, decorative iron work, and red brick houses have been preserved to maintain its 19th-century charm – the neighborhood was designated as a historic district in 1955, making it the oldest historic district in Massachusetts.

Beacon Hill offers convenient access to boutique shopping and the best of Boston including the Boston Common and Public Garden, Back Bay, and the North End. It is just a short walk to world renowned Massachusetts General Hospital as well as boutique shops and authentic dining along amenity rich Charles Street.



\$130,521

Average Household Income



02108

#3 Most Expensive
Neighborhood in
Urban Boston

CAPITAL MARKETS

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