

# 282 HYDE 294 PARK AVENUE

Redevelopment Opportunity | Jamaica Plain, Boston





DOWNTOWN BOSTON

FENWAY/KENMORE

**WASHINGTON STREET DEVELOPMENT SNAPSHOT**

8	1M	866
NEW PROJECTS	TOTAL SF NEW DEVELOPMENTS	NEW RESIDENTIAL UNITS

Citizens Bank®  
Bank of America  
CAFFÈ NERO  
J.P. LICKS  
CVS pharmacy

DOGWOOD  
BRASSICA

**FOREST HILLS**  
MBTA ORANGE LINE AND  
COMMUTER RAIL, 18 BUS STOPS

JAMAICA PLAIN

**DUNKIN'**

4 MINUTE BUS  
13 MINUTE WALK

The ARNOLD ARBORETUM  
of HARVARD UNIVERSITY

# INVESTMENT HIGHLIGHTS



## TRANSFORMATIVE SUBMARKET

With over 40 projects in the pipeline, Jamaica Plain continues to transform at a fast pace. Currently, there are around 1,000 residential units under construction and an additional 300+ approved units by the Boston Planning & Development Agency.



## AMENITY-RICH SUBMARKET

Jamaica Plain is Boston's most diverse and dynamic neighborhood. Multi-cultural eateries, unique shops and serene green spaces such as The Arnold Arboretum, Emerald Necklace, and Jamaica Pond, make JP truly one-of-a-kind.



## STRONG MARKET DYNAMICS

Jamaica Plain has become a premier submarket of Boston; in the last 4 years rental-rates have increased by 10% and home prices by 30%. Along with the continuous growth in real estate prices, JP is a haven for young professionals and families.



## REDEVELOPMENT POTENTIAL

282-294 Hyde Park Avenue is a prime site presenting an array of redevelopment opportunities in an increasingly growing submarket.

# 282 HYDE AVENUE 294 PARK AVENUE



# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire 282-294 Hyde Park Avenue, an exceptional redevelopment opportunity located in a burgeoning Boston submarket; Jamaica Plain. The offering, comprised of ±12,300 square feet of land, is a unique asset in a prime location and presents investors and developers a multitude of future uses.

Jamaica Plain is one of Boston's most dynamic and rapidly evolving submarkets. Multi-family development has been booming in this neighborhood, especially along Washington Street and the surrounding areas. Furthermore, 282-294 Hyde Park Avenue offers ample accessibility to Downtown Boston and the surrounding area. The property is ideally positioned just 0.6 miles from Forest Hills Station, which is serviced by the MBTA Orange Line and Commuter Rail, as well as over eighteen (18) bus routes. By car, it is only a 20 minute drive to Downtown Boston via Washington Street. Jamaica Plain has become a premier destination for institutional investment and continues to grow. The rapid transformation of the area coupled with the wide range of development alternatives, make 282-294 Hyde Park Avenue outstandingly positioned for long-term benefit.

282-294 Hyde Park Avenue is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for-offers" to follow. For more information, please visit [282HYDEPARK.COM](http://282HYDEPARK.COM).

## PROPERTY DETAILS

### ADDRESS

282-294 Hyde Park Avenue,  
Boston MA 02130

### YEAR BUILT

1920

### LOT SIZE

12,340 SF

### GROSS BUILDING AREA

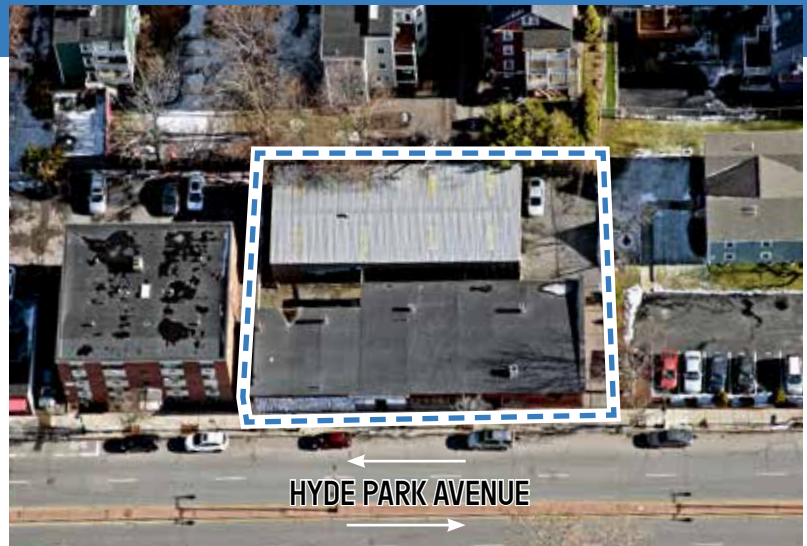
13,840 SF

### STORIES

1

### ZONING DISTRICT

Jamaica Plain Neighborhood; 3F-5000



## CAPITAL MARKETS

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