

124 SALEM STREET

FOR SALE PREMIER COMMERCIAL CONDO OPPORTUNITY

1814 SF OF STREET LEVEL & 957 SF OF LOWER LEVEL



Boston Realty Advisors

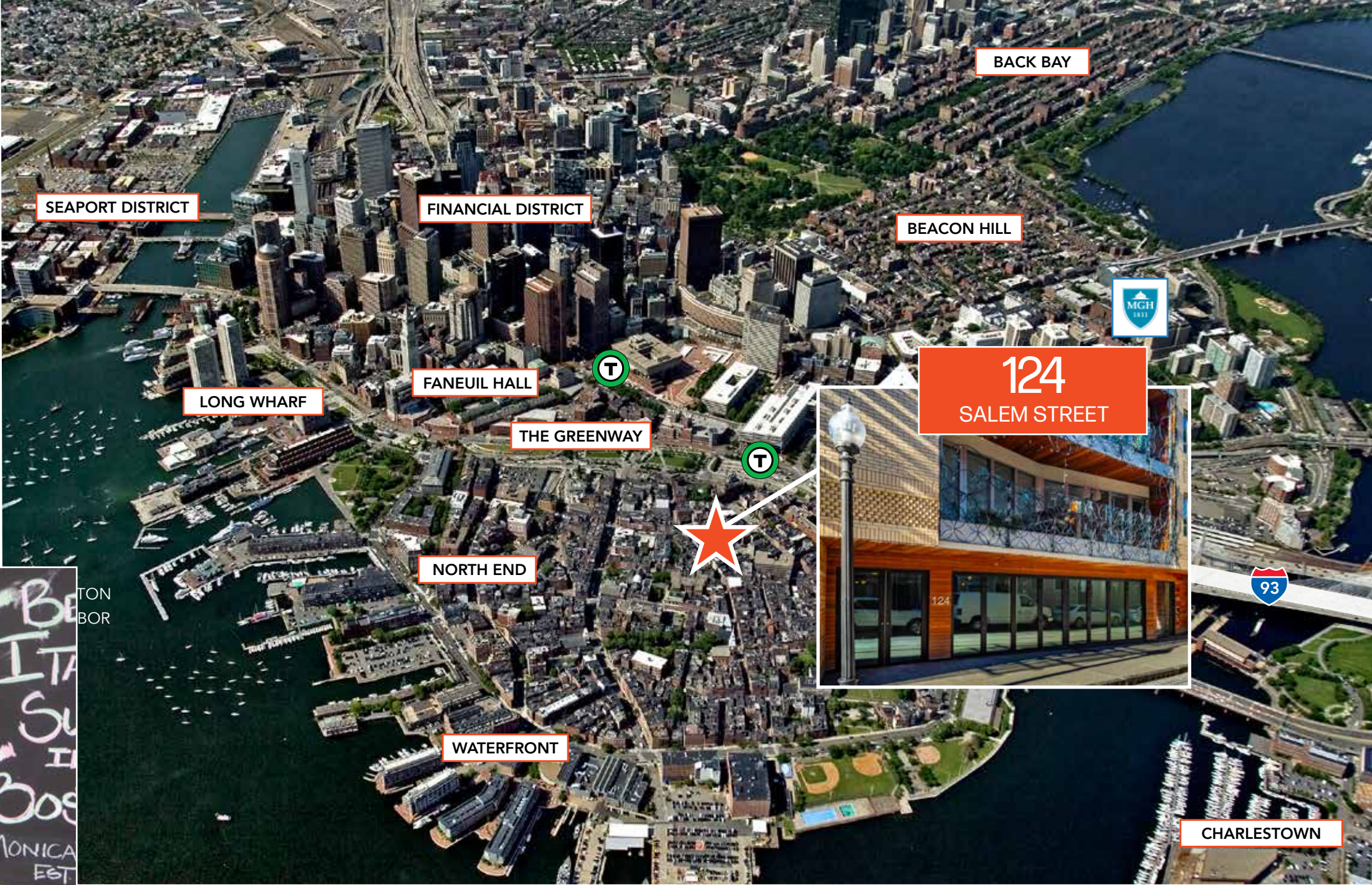
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to purchase the commercial condo at **124 Salem Street**. Located in Boston's North End neighborhood, **124 Salem Street** is a premier offering that consists of 1,814 SF of Street Level space. The offering showcases classic Boston architecture along with a beautiful glass storefront.

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.

124 Salem Street represents a unique opportunity to purchase a one-of-a-kind commercial condo in one the highest barrier to entry markets in Boston, MA.



› LIVE › WORK › PLAY › COMMUNITY ›



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 employers of the neighboring Financial District.



SUPERIOR AREA AMENITIES

124 Salem Street is located in one of the most iconic neighborhoods of Boston, MA. 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.

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

THE HUB ON CAUSEWAY

star market ARCLIGHT CINEMAS citizen
verizon RAPID7

TD GARDEN

TAVERN in the SQUARE

WARD 8.

124 SALEM STREET

TITLE BOXING CLUB

CHARLESTOWN BRIDGE

\$205 MILLION
REBUILD

CHARLESTOWN

Joia's WATERFRONT

BEACON HILL
ATHLETIC CLUB

modern
PASTRY SHOP

Bricco

NEPTUNE

crudo.

wild duck

BOVA'S

Regina Pizzeria

Citizens Bank

Florentine Cafe

Trattoria Il Panino
Boston's First Original Trattoria

MARK'S TASTY

btone

TRATTORIA

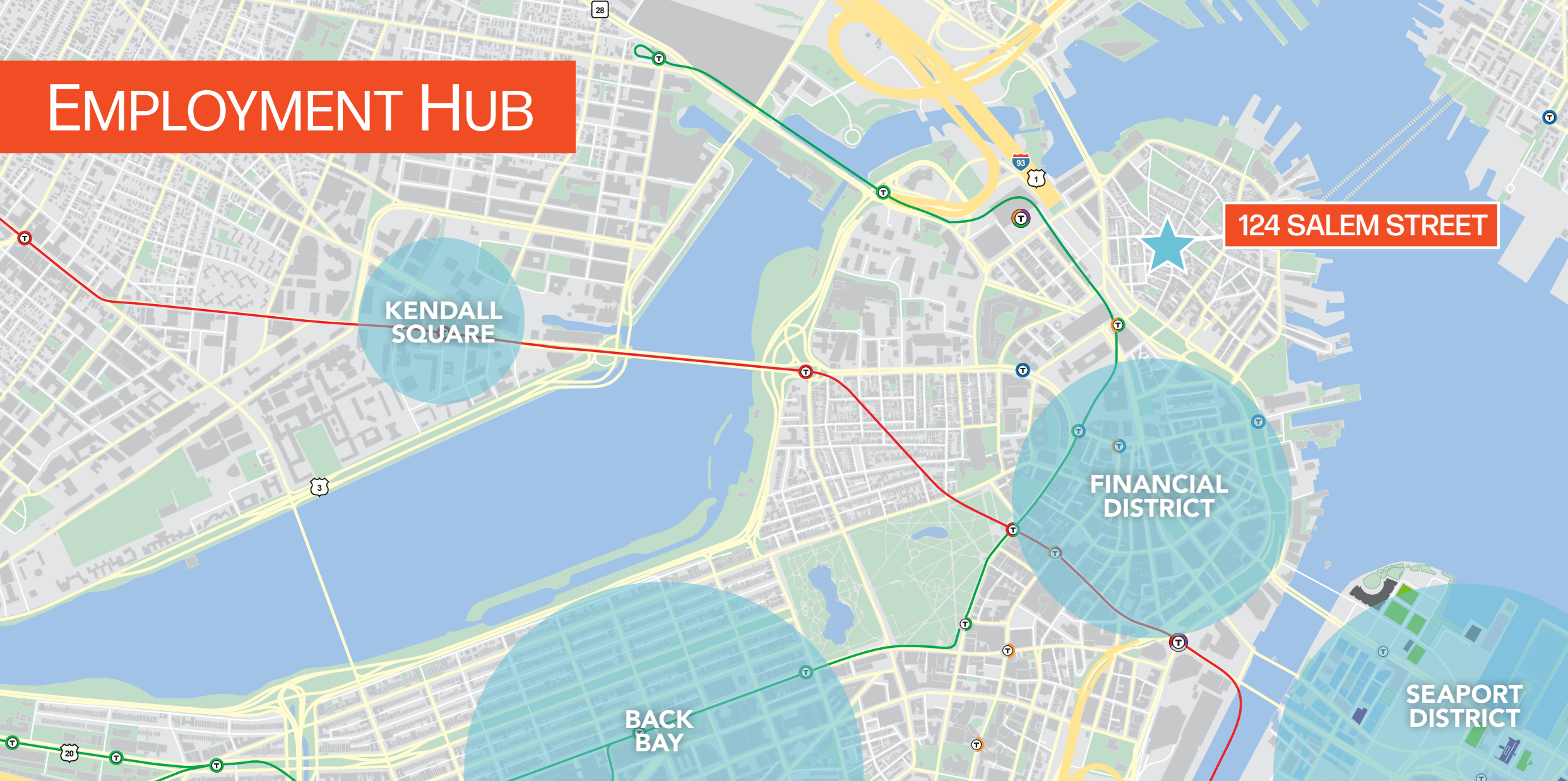
EQUAL
EXCHANGE

CONVERSE

ROOST BIRDS
BREWERY

93

EMPLOYMENT HUB



KENDALL SQUARE



BACK BAY



FINANCIAL DISTRICT




SEAPORT DISTRICT



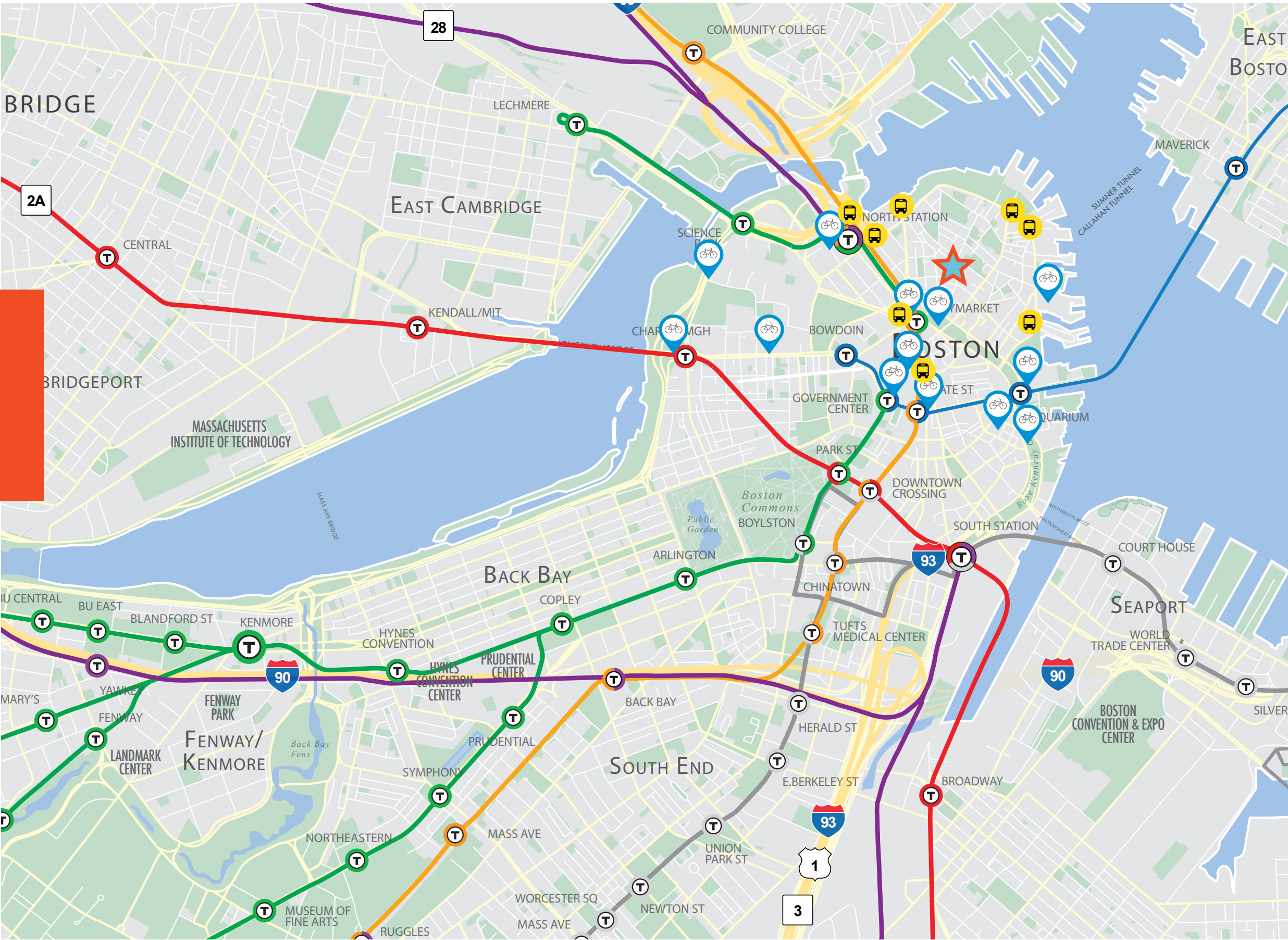
TRANSPORTATION & ACCESSIBILITY

124 SALEM STREET

within a 10 min walk:

-  **6 T STOPS**
-  **10+ BUS ROUTES**
-  **8+ BLUEBIKE STATIONS**

-  **100 TRANSIT SCORE**
RIDER'S PARADISE
-  **99 WALK SCORE**
WALKER'S PARADISE
-  **82 BIKE SCORE**
VERY BIKEABLE



SUPREME LOCATION

Situated in the North End, 124 Salem Street is conveniently located next to some of Boston's most exciting neighborhoods.

Home to Newbury and Boylston Streets, and the adjacent Prudential Center and Copley Place malls, Back Bay is a **fashionable shopping and dining destination** where affluent locals and tourists frequent designer boutiques, art galleries and patio cafes.



Beacon Hill is characteristic for its narrow gas-lit streets, brick sidewalks, decorative iron work, and red brick houses that have been preserved to maintain its 19th-century charm. Home to **boutique shops and authentic dining along amenity rich Charles Street**, and just a short walk to Boston Common and Public Garden, Beacon Hill is truly exceptional.



A 24/7 environment. Significant development in the past 5 years has completely transformed this submarket. Today it is a lively, diverse, and thriving **minihub within the hub**.



FENWAY/KENMORE

BEACON HILL

BACK BAY

SOUTH END

One of Boston's most beautiful neighborhoods, and one of its most culturally diverse, the South End is **truly a cosmopolitan neighborhood**. Renowned Victorian brownstones, some of Boston's finest restaurants, trendy shops, a thriving arts community and nearly 30 parks also call the South End home.



NORTH END

The North End is known for its rich history, plethora of lively bars and restaurants, and immediate proximity to the waterfront. **Historic Italian charm combined with the inflow of great new retail concepts**, the Greenway Park and many more amenities make this neighborhood truly unique.

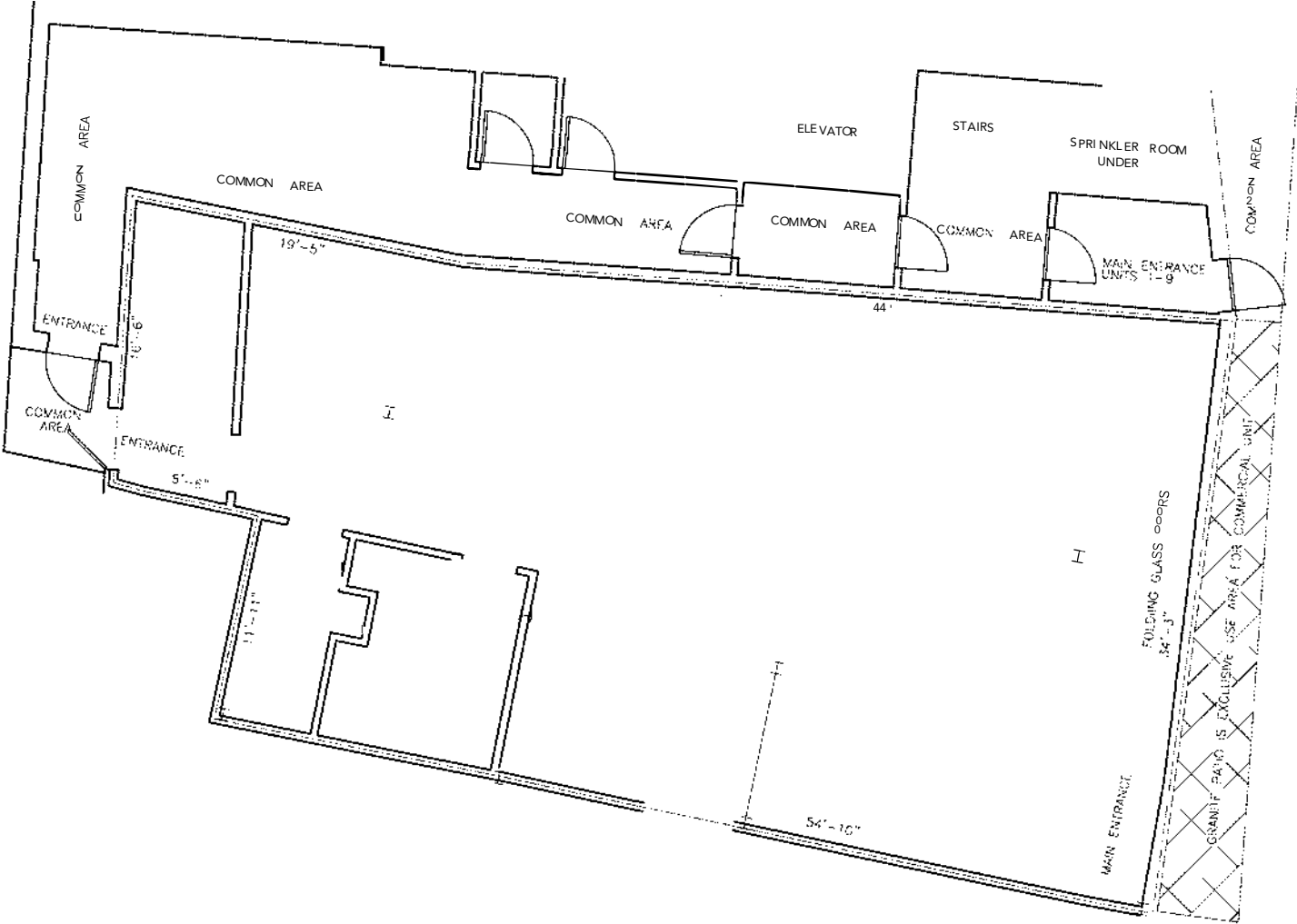


SEAPORT/SOUTH BOSTON

South Boston is considered to be at the **epicenter of development** and an increasingly sought after destination due to its authentic community, plethora of amenities, and overall proximity to surrounding areas. With over 15 million square feet of mixed-use development recently completed or underway, South Boston and the Seaport continue to transform at a rapid pace.

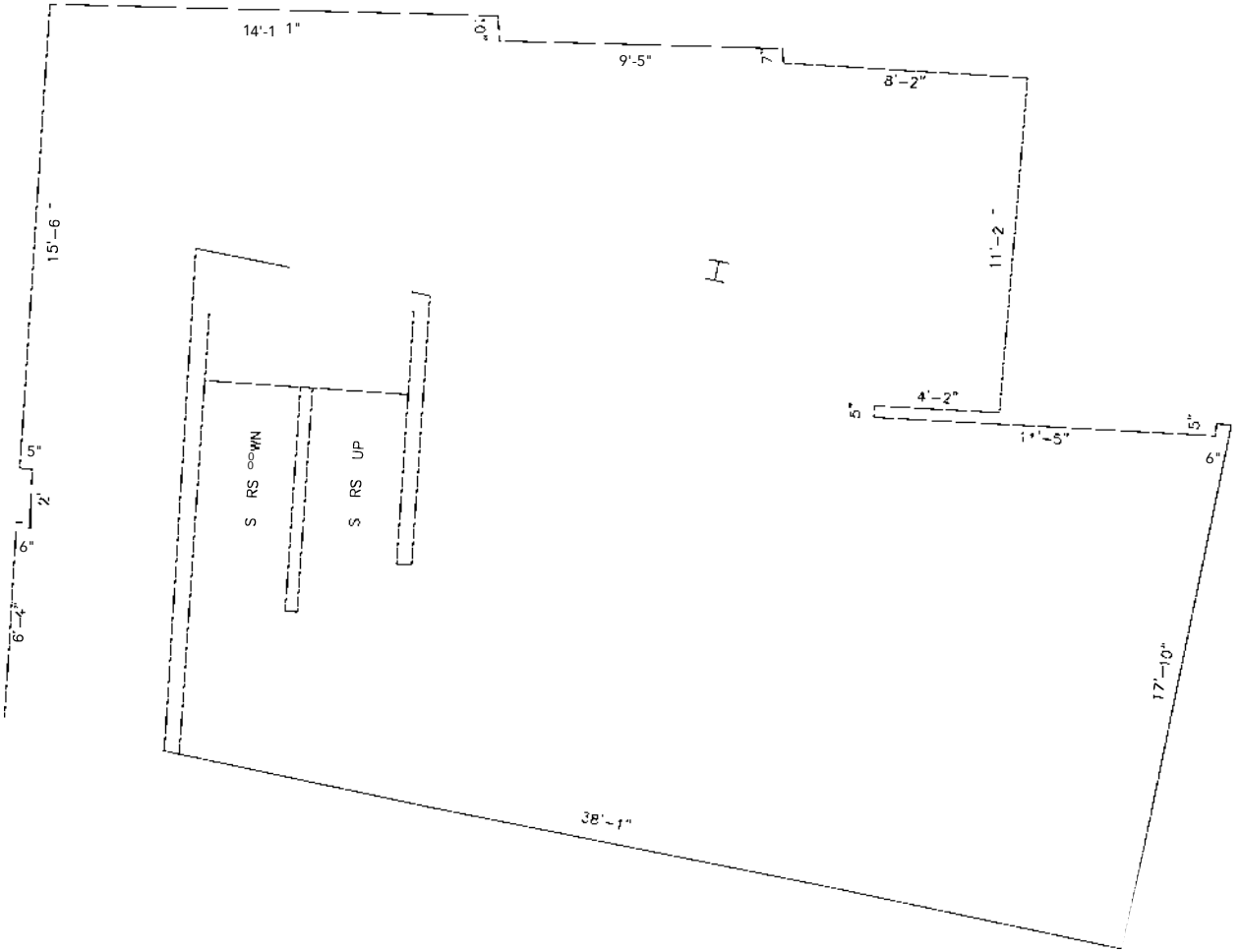


FLOOR PLANS



1,814 SF

STREET LEVEL



957 SF

BASEMENT

CONDITION OF SPACE



- Black Iron Ductwork Installed
- Gas Lines Installed
- Storefront Glass Nanawall
- Patio Seating Opportunity
- 10' 4" Ceiling Heights
- New Construction
- ADA Compliant





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