

# 171 & 175 COMMERCIAL LYNN, MA



## EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **171 & 175 Commercial Street**, a unique development opportunity that sits just off the Lynnway in Lynn, MA. The offering consists of approximately 34,126 SF of land in a zone which can accommodate multifamily, retail, hospitality and office. The site's supreme location, in addition to the wide range of development alternatives, makes **171 & 175 Commercial Street** outstandingly positioned for long term benefit.

## LOCATION OVERVIEW

The city of Lynn is currently going through a complete urban renewal and rejuvenation with an influx of restaurants, startup businesses and new developments happening in the area. Located just 10 miles north of Boston, Lynn is benefiting from positive market dynamics and has the investment drivers of a core location: transit, a deep employer base and located within a transformative market.



# INVESTMENT HIGHLIGHTS



**TRANSIT ORIENTED  
DEVELOPMENT  
OPPORTUNITY**



**STRONG  
DEMOGRAPHICS**



**OPPORTUNITY  
ZONE**



**AREA  
AMENITIES**

## PROPERTY ADDRESS

171 & 175 Commercial Street

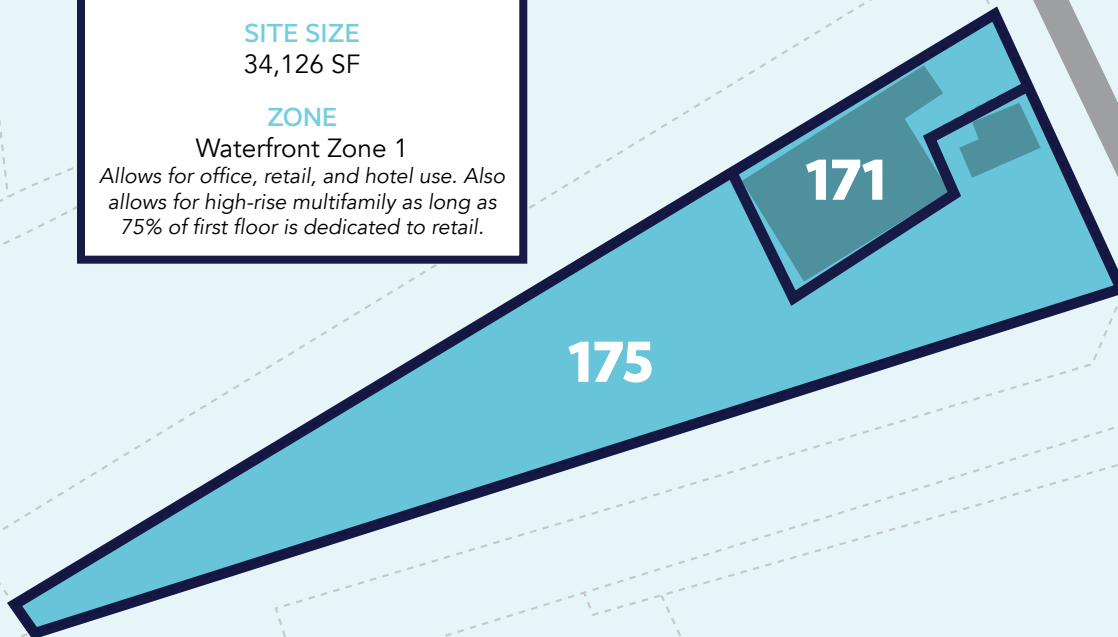
## SITE SIZE

34,126 SF

## ZONE

Waterfront Zone 1

Allows for office, retail, and hotel use. Also allows for high-rise multifamily as long as 75% of first floor is dedicated to retail.



## CAPITAL MARKETS

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