

DEVELOPMENT OPPORTUNITY
35,000+ SF

83-97

BOSTON,
MASSACHUSETTS

HEATH STREET



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY



Boston Realty Advisors is pleased to present **83-97 Heath Street**, an exceptional redevelopment opportunity located in the thriving Boston neighborhood of Mission Hill/Jamaica Plain. The offering, comprised of over 35,000 square feet of land, is a unique asset in a prime location that presents investors and developers a multitude of future uses.

Located in one of Boston's most dynamic and rapidly evolving areas, 83-97 Heath Street is ideally situated between two transformative submarkets: Mission Hill and Jamaica Plain. Multi-family development has been booming in this area, especially along Washington Street and the surrounding areas. The offering provides effortless access to Longwood

Medical Area and other prominent academic institutions that make up the area. Additionally, 83-97 Heath Street offers ample accessibility to Downtown Boston and surrounding neighborhoods, located just a seven minute walk from Jackson Square Station, which is serviced by the MBTA Orange Line.

Mission Hill and Jamaica Plain have become premier destinations for institutional investment and continue to grow. The property 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 www.83-97Heath.com

INVESTMENT HIGHLIGHTS

REDEVELOPMENT POTENTIAL

83-97 Heath Street is a prime site presenting an array of redevelopment opportunities in an increasingly growing submarket.

AREA DEVELOPMENT/EMERGING MARKET

With over 60 projects in the pipeline, Mission Hill and Jamaica Plain continue to transform at a fast pace. Currently, there are around 1,200 residential units under construction and an additional 500+ approved units by the Boston Planning & Development Agency.

STRONG MARKET DYNAMICS

The thriving community of medical, academic and cultural organizations that make up the area creates a powerful economic engine for this market and produces incredible demand for housing. Additionally, with rental rates high and condominium prices climbing, the offering will directly benefit from the strong market dynamics that are currently present in the city of Boston and surrounding municipalities.

TRANSIT ORIENTED

A few blocks from Columbus Avenue and the MBTA Orange Line at Jackson Square station, 83-97 Heath Street provides residents with tremendous access to the deep employer base, surrounding amenities and downtown Boston. The property is also proximate to multiple bus routes.

UNMATCHED LOCATION

83-97 Heath Street is located in close proximity of the LMA and many prominent universities and institutions such as Northeastern, Wentworth and Simmons. The property is steps away from the One Brigham Circle complex anchored by Stop & Shop, Walgreens, Bank of America, Citizens Bank, J.P. Licks, and a local favorite, The Mission Bar and Grill.



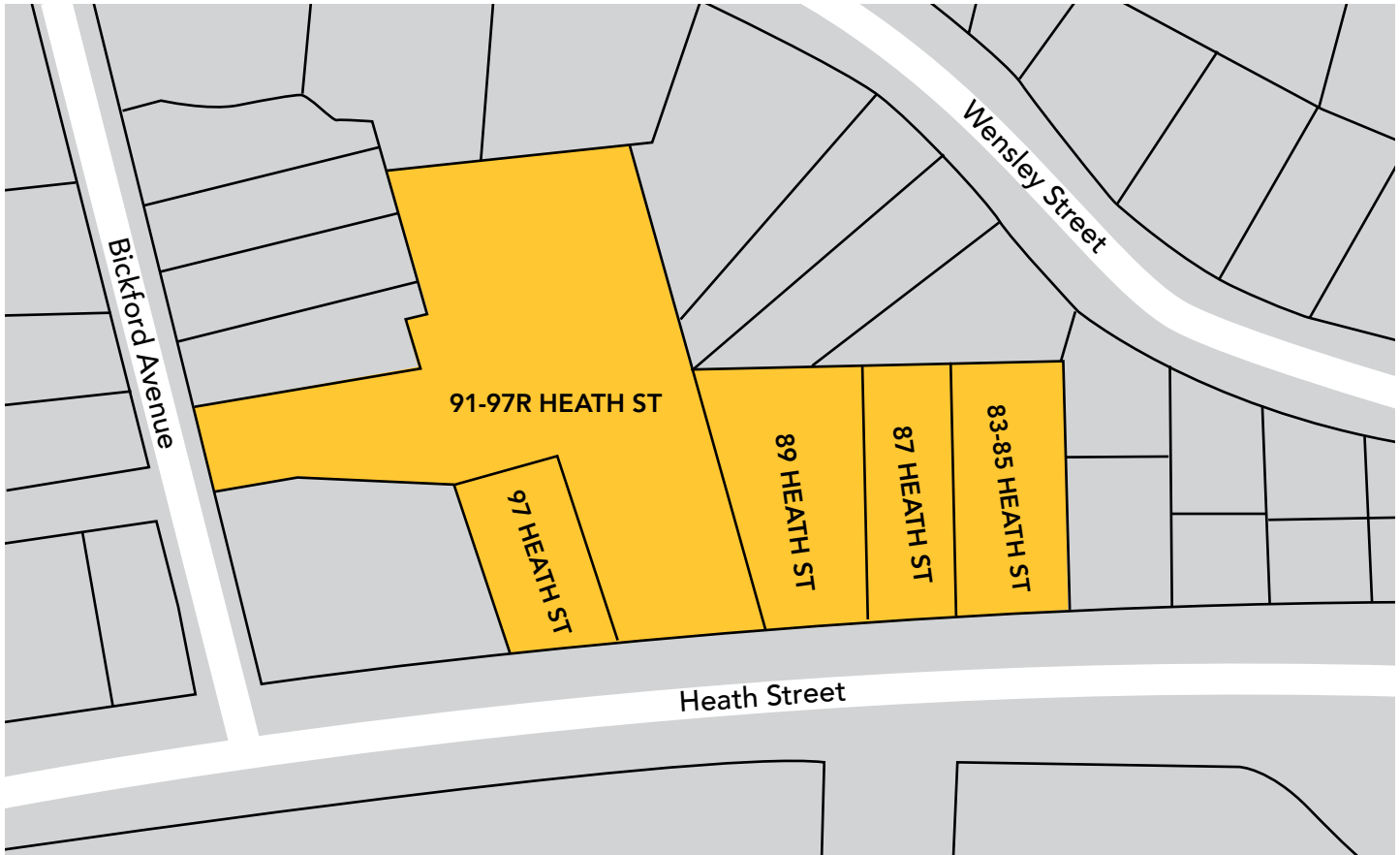
PROPERTY DETAILS

ADDRESS: 83-97 Heath Street, Boston MA 02130

SITE SIZE: 35,188 SF

ZONING

DISTRICT: Mission Hill Neighborhood: LI (Local Industrial)



www.83-97Heath.com

CAPITAL MARKETS

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