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# MASS AVE

CAMBRIDGE, MASSACHUSETTS

43 RESIDENTIAL UNITS | 9 OFFICE UNITS | 49 PARKING SPACES  
MAJORITY INTEREST - CO-OP BUILDING





## INVESTMENT HIGHLIGHTS



### PREMIER MARKET

Cambridge, Massachusetts is a world-renowned city by every sense of the term. Home to Harvard University, Massachusetts Institute of Technology and some of the largest biotech firms in the world, Cambridge presents both stable investment qualities and long-term growth opportunity.



### STRONG MARKET DRIVERS

Innovation and education have been the main power source for the success and strength of the submarket. Home to global companies such as Novartis and Biogen, Cambridge is the epicenter of life science research and development. These market drivers produce incredible demand for housing and retail focused needs.



### TRANSIT ORIENTED

Situated right on Massachusetts Avenue, **872 MASS AVE** is just a 0.3 mile walk to the Central Square Red Line MBTA Station. The Central Square station is located in-between Harvard Square and Kendall, providing residents with superior access to the three most important locations in Cambridge, MA.



### AMENITY-RICH AREA

Located directly on Massachusetts Avenue, area amenities are unmatched. Ranging from some of the best restaurants in New England to boutique shops and markets, **872 MASS AVE** offers residents a variety of options. Whether taking a stroll to a nearby park or enjoying the Charles River, the options are truly endless.

# EXECUTIVE SUMMARY

## 872MASSAVE.COM

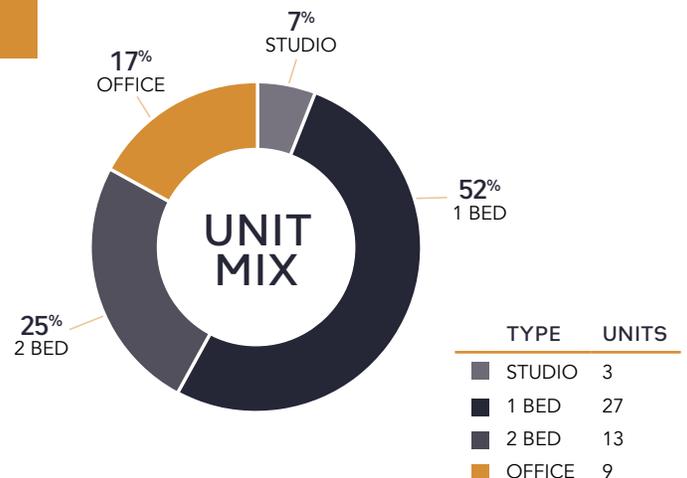
Boston Realty Advisors is pleased to present the exceptional opportunity to acquire majority interest in **872 MASSACHUSETTS AVENUE**, a trophy mixed-use Co-Op asset located in Cambridge, Massachusetts. This extraordinary offering consists of forty three (43) residential units, nine (9) office units and forty-nine (49) parking spaces. **872 MASS AVE** is ideally situated between two of the most prominent academic institutions in the world; Harvard University and the Massachusetts Institute

of Technology (MIT). The property is also located within minutes of Kendall Square, the largest hub of life sciences and technology companies in the world. With immediate access to public transit, the deep employer base that makes up the area, and the wealth of amenities, **872 MASS AVE** benefits from all the area has to offer.

The property presents the opportunity to own a one-of-a-kind asset, with size and scale in a world-renowned city. **872 MASS AVE** is a truly a unique offering in a premier urban location with significant value-add potential. 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.

## PROPERTY DETAILS

ADDRESS	872 Massachusetts Avenue, Cambridge, MA 02139
YEAR BUILT	1963
RESIDENTIAL UNITS	43
OFFICE UNITS	9
PARKING SPACES	49 – 22 garage level 27 street level



### CAPITAL MARKETS

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