

647 TREMONT

5-UNIT MULTIFAMILY & COMMERCIAL SPACE – SOUTH END, BOSTON, MA



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire 647 TREMONT STREET, an exceptional brownstone located in the South End neighborhood of Boston, Massachusetts. The offering features five residential units and one commercial space across four levels and offers investors the opportunity to own a rarely available asset in a high barrier to entry market.

Located right on Tremont Street, the South End's primary commercial street, the offering is positioned in an amenity-rich area that continues to grow. This "A" location offers residents convenient access to public transportation, a deep employer base, public parks and green space, and a wealth of amenities spread throughout the South End & Back Bay. The offering is also just a short walk to world renowned Universities such as Northeastern University, Wentworth Institute of Technology and more.

647 TREMONT STREET offers investors a unique asset in supreme 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.

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INVESTMENT HIGHLIGHTS

STRONG MARKET DYNAMICS

One of Boston's most beautiful neighborhoods, and one of its most culturally diverse, the South End is a very desirable place to live. The area continues to show strong demand for new housing stock, condominium prices have reached \$1,500 per square foot and rental rates can exceed \$6 per square foot.

AMENITY-RICH

The South End is known for its tree-lined streets, fine dining, art galleries, trendy boutiques and jazz history. With over 150 distinct restaurants, the South End offers a wealth of dining options. Furthermore, 647 TREMONT STREET is located steps away from the wealth of shopping and restaurant options along Newbury Street and Boylston Street.

TRANSIT ORIENTED

Situated right on Tremont Street, the offering is only a 0.4 mile walk to the nearest MBTA station and 0.3 mile walk to Copley Place and Prudential Center. There is immediate access to the Mass Pike and the major thoroughfares of Boston, MA.

VALUE-ADD POTENTIAL

Light in-unit, common area and exterior renovations will allow new ownership to update units further to luxury rentals and increase rents. Optionality also presents value-add potential for the property, as investors can benefit from a variety of alternatives, such as condo conversion.



PROPERTY DETAILS

ADDRESS	647 Tremont St, Boston, MA 02118
YEAR BUILT/RENOVATED	1990/2009
BUILDING SIZE	8,000 GSF
FLOORS	4+ Basement
UNIT MIX	One (1) Commercial Five (5) Residential 1 – Studio / 1 Bath 3 – 1 Bed / 1 Bath 1 – 2 Bed / 1 Bath

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CAPITAL MARKETS

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