

FOR SALE OR LEASE



# 170 WEST BROADWAY

RETAIL/RESTAURANT CONDOMINIUM • SOUTH BOSTON • 5,219 SF



Boston Realty Advisors  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present a rare opportunity to lease or acquire the restaurant condo at **170 West Broadway**, a fully built out restaurant condominium located in the vibrant South Boston neighborhood in Boston, Massachusetts. This premier asset provides chefs or restaurateurs the opportunity to own their real estate, while offering investors a newly renovated space with move in ready space for marketing.

The completely renovated condominium consists of 5,219 square feet on the street level 170 West Broadway is also uniquely positioned for longterm upside from the continued development in the immediate vicinity and the Innovation District. In the surrounding blocks, West Broadway is undergoing a complete revitalization as over 263,000 square feet and close to 200 apartments have been recently completed or scheduled for construction. With over 8.9 million square feet of mixed-use development completed and 6.4 million square feet board approved or under construction, the renovation of South Boston and the Seaport is well underway. The rapidly expanding infrastructure combined with infusion of neighborhood amenities is attracting a strong residential and commercial base.

## KEY INVESTMENT DRIVERS

### UNMATCHED SOUTH BOSTON LOCATION

Prominently positioned in the dense South Boston neighborhood, in the heart of a monumental wave of surrounding development, with access and visibility on West Broadway.

### TRANSFORMATIVE SUBMARKET

More than \$20 billion in public and private investments have fueled over 8.9 million square feet of completed development with an additional 6.4 million square feet under construction or slated for future development.

### DENSE AND AFFLUENT POPULATION

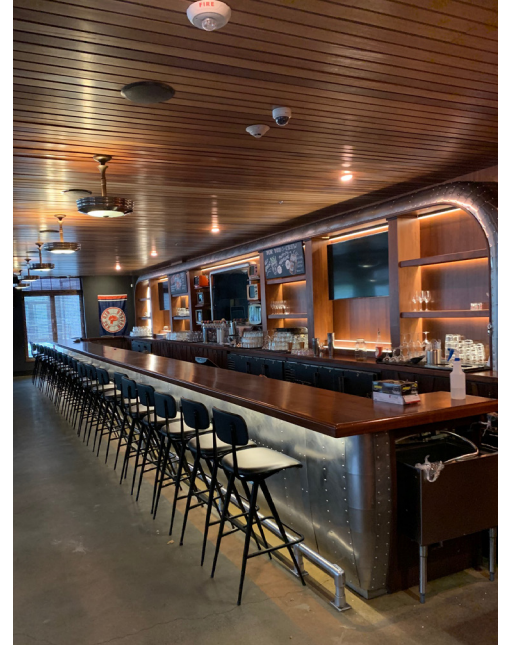
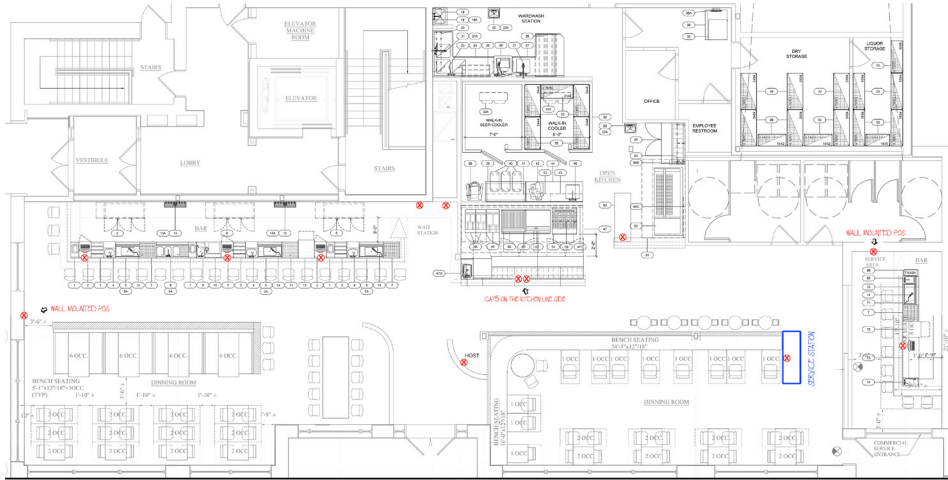
Boston's dynamic South Boston neighborhood features an average household income of \$117,647 for over 36,213 people.





# PROPERTY SPECIFICATIONS

## FLOOR PLAN



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