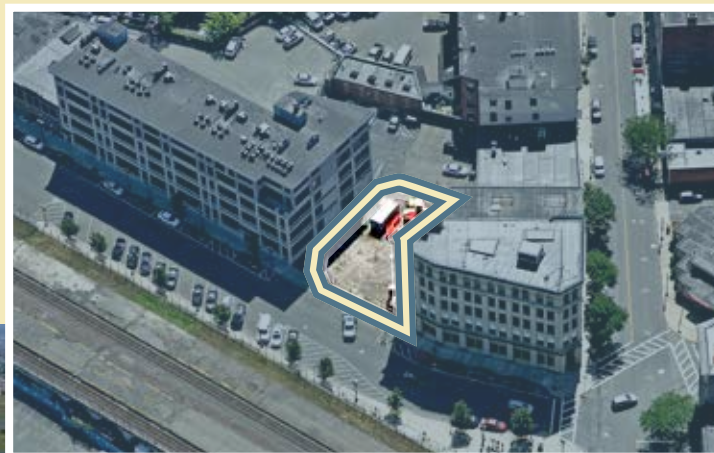


74 MOUNT VERNON LYNN, MA



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to offer for sale **74 Mount Vernon Street**, a unique development opportunity located in down-town Lynn. The offering consists of approximately 5,227 SF of land and the complete plans for a mixed-use building made up of 25 residential units and 2 retail units. This opportunity offers investors and developers the chance to build a truly transit oriented site located in one of the most up-and-coming submarkets of Boston.

LOCATION OVERVIEW

The City of Lynn is currently going through a complete urban renewal and rejuvenation with an influx of new developments happening in the area. **74 Mount Vernon Street** is within blocks of nearly 700 new residential units to be delivered to market over the next two years. 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



DEVELOPMENT
PIPELINE



AREA
AMENITIES

PROPERTY DETAILS

Property Address:
74 Mount Vernon Street

Site Size:
5,227 SF

Zone:
Central Business District



CAPITAL MARKETS

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