

# 44 CONCORD

16-UNIT MULTIFAMILY ASSET SOUTH END BOSTON, MA



**Boston Realty Advisors**  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the extraordinary opportunity to acquire a 16-unit multifamily asset in Boston, Massachusetts;

**44 CONCORD SQUARE.** Located in the South End neighborhood of Boston, 44 Concord Square is situated in one of the most picturesque streets in this highly sought after location. This exceptional offering consists of a 6-story corner brownstone with a striking exterior, updated residences and common areas and 4 parking spaces on site. 44 Concord Square also has an active 16-unit Lodging House license.

Surrounded by outstanding amenities and a deep employer base that makes up the area, 44 Concord Square is a well located asset by every measurable standard. With immediate access to public transit, the dynamic community of medical and academic institutions, and the wealth of amenities, there has never been a better time to live, work and play in this neighborhood. 44 Concord Square is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for offers" to follow.

## INVESTMENT HIGHLIGHTS



### SUPERIOR MARKET DYNAMICS

The South End continues to remain strong with ever growing demand for housing options. The tenant base that makes up the market are professionals in stable industries with strong employment background.



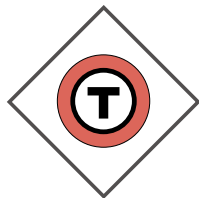
### STRONG AREA AMENITIES

44 Concord Square is located in short walking distance to the South Ends Restaurant Row along Tremont Street, the Prudential Center - Boston's most active retail epicenter and home to many global institutions.



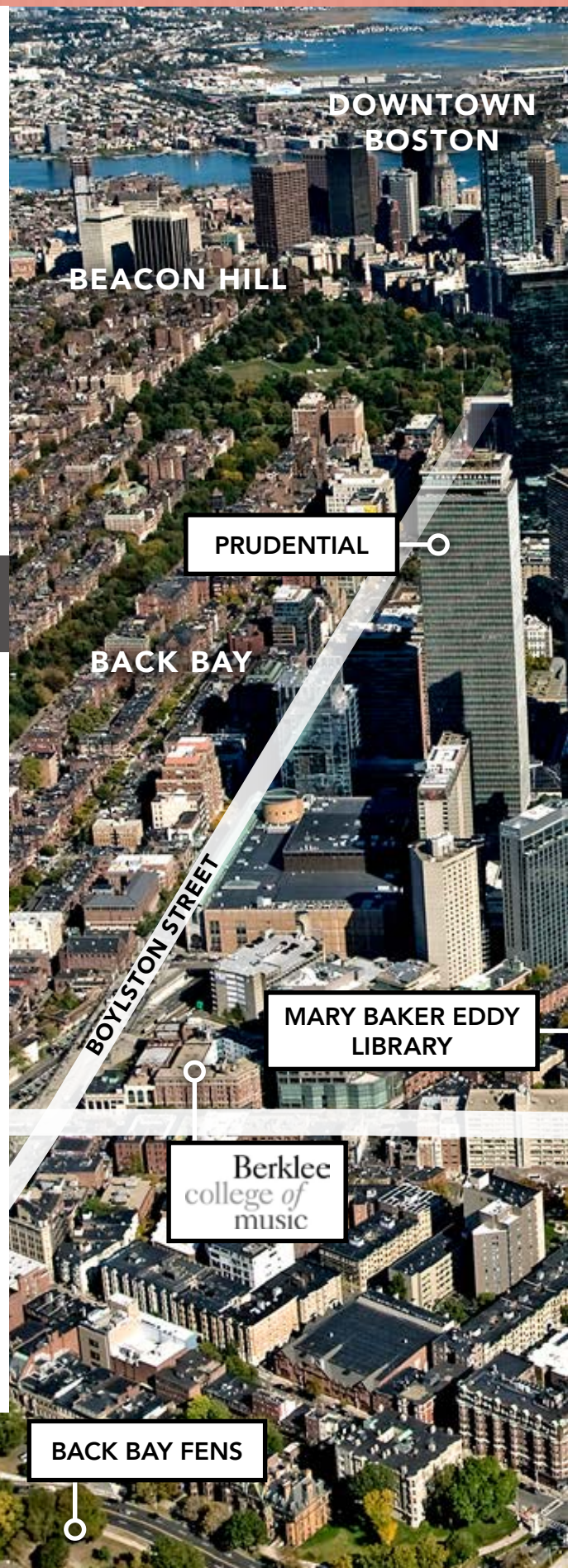
### FLEXIBLE TENANCY OPTIONS

44 Concord is zoned as a 16-unit lodging house. This gives investors the option of short term or long term housing.



### TRANSIT ORIENTED

The South End is a central transit-oriented location, while maintaining the historic character of one of Boston's most classic neighborhoods. Residents benefit from unmatched access to multiple MBTA lines such as Green Line & Orange Line.







LOGAN AIRPORT

SEAPORT

JOHN HANCOCK



ONE DALTON

SOUTH END



CHRISTIAN SCIENCE  
CENTER



MASSACHUSETTS AVENUE

HUNTINGTON AVENUE



SYMPHONY  
HALL



Northeastern



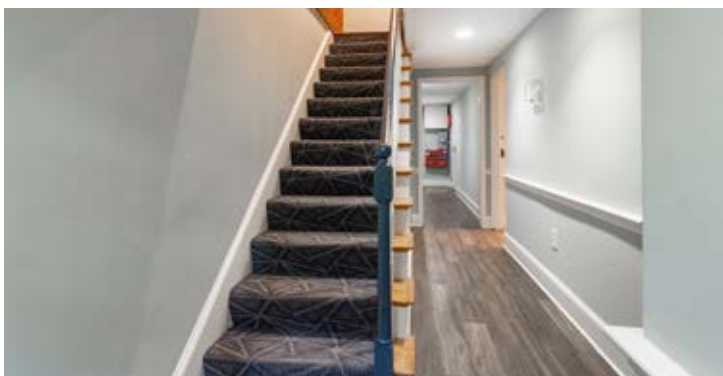
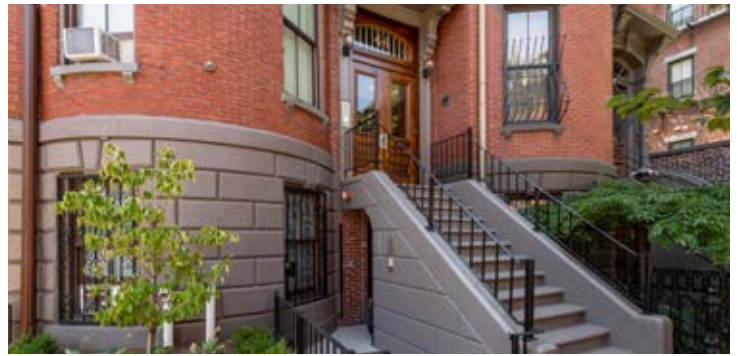
# PROPERTY DETAILS

**ADDRESS:** 44 Concord Square, Boston, MA

**BUILDING  
SIZE:** 5,331 GSF

**UNIT MIX:** 16 Studio Units

**Parking:** 4 spaces



## CAPITAL MARKETS

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