

MULTIFAMILY REDEVELOPMENT OPPORTUNITY

# 621 EAST SECOND STREET

SOUTH BOSTON



**DOWNTOWN  
BOSTON**

**BOSTON  
CONVENTION  
CENTER**

**SEAPORT  
DISTRICT**

**POWER PLANT  
REDEVELOPMENT**  
**1.93M SF**  
Residential, Office,  
Hotel, Retail

**SOUTH  
BOSTON**

**EAST BROADWAY**

**L STREET**

## INVESTMENT HIGHLIGHTS

### FAVORABLE ZONING

621 E Second Street sits on a lot that is 7,076 SF. The allowable FAR under the in-place zoning is 2.0 which means a developer is able to build +/- 14,100 GSF by-right.

### AREA DEVELOPMENT

Located steps from 621 E Second Street is the burgeoning Seaport district. The Seaport district current has over 9 Million SF of completed development with more than 10 Million SF under construction or approved. These projects consist of large scale office and bio-tech space equating to mass demand for housing.

### SUPERIOR AREA AMENITIES

South Boston is known for its lively restaurant scene along the East and West Broadway corridors. The area offers some of the best food destinations Boston has to provide as well as access to amenities such as the beach, bike paths and rapid transit.

### TRANSIT ORIENTED

South Boston is anchored by the Broadway Red Line MBTA stop offering residents convenient access to Downtown Boston, Kendall Square and points south. South Boston also offers a multitude of bus routes and ample parking options.

DOWNTOWN  
BOSTON

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CENTER

SEAPORT  
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## Executive Summary

Boston Realty Advisors is pleased to present an exceptional opportunity to acquire a redevelopment opportunity in South Boston, MA. Located at 621 E Second Street, the offering consists of an existing three unit dwelling on a 7,076 SF lot with access to both E Second and E Third Streets. The in-place zoning currently allows a 2.0 FAR.

South Boston and the Seaport District are truly experiencing transformative and explosive growth. The Seaport District which is just a short ways from 621 E Second has quickly become Boston's most sought after neighborhood for Fortune 500 companies, start-ups and bio-tech companies. Similarly, South Boston is not just known for its lively retail and restaurant scene. The connectivity and access to the MBTA Red Line has spawned more bio-tech and office development along the Dorchester Avenue corridor, attracting some of the largest companies on the planet. This growth is unmatched compared to other areas of Boston and Greater Boston, equating to a great demand for luxury housing.

621 E Second Street depicts a phenomenal offering primed for redevelopment. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.



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# 621 EAST SECOND STREET



E SECOND STREET



K STREET

E THIRD STREET



## PROPERTY DETAILS

Address:	621 E Second Street Boston, Massachusetts
Parcels ID:	0603265000
Lot Size:	7,076 SF
Zoning District:	South Boston Neighborhood
Zoning Subdistrict:	MFR
Allowed FAR:	2.0
Existing Structure:	3 Family Residence
Current Building Size:	2,430 SF

### Unit Mix

Studios:	1
1 Bed/1 Bath	1
2 Bed/2 Bath	1

## CAPITAL MARKETS

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