

W²⁴¹EST NEWTON

9-UNIT VALUE ADD MULTIFAMILY OPPORTUNITY



Executive Summary

Boston Realty Advisors is pleased to present 241 W Newton Street, located in the Back Bay neighborhood of Boston, MA. 241 W Newton Street is a turnkey mixed-use asset that contains 9 residential units and 2 parking spaces. 241 W Newton is a value add multifamily deal by every measurable standard. The property is located on a picturesque street just one block from the Prudential Center. 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, Berklee College of Music as well as Boston Medical Center.

241 W Newton represents a unique opportunity to purchase a one-of-a-kind, value-add multifamily asset located in one of the highest barrier to entry markets in Boston, MA. 241 W Newton is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a “call-for-offers” to follow.



INVESTMENT HIGHLIGHTS:



UNMATCHED LOCATION

Situated literally at the base of the Prudential Center, 241 W Newton benefits from an unmatched location, offering residents direct access to the deep employer base and amenities that make up the area.



STRONG MARKET DYNAMICS

With condominium prices exceeding \$2,000 per square foot for new product and rental rates exceeding \$6 per square foot, the Back Bay continues to show strong demand for housing stock.



SUPERIOR AREA AMENITIES

Located a stone's throw away from the wealth of shopping and restaurant options in the Back Bay, Newbury Street and Boylston Street, 241 W Newton is positioned in an amenity rich area that continues to grow.



VALUE-ADD OPPORTUNITY

241 W Newton is a fully leased asset with extraordinary value-add potential through in-unit and common area upgrades. Ownership will be able to take advantage of the location to continue to drive rents.

PROPERTY DETAILS

ADDRESS: 241 W NEWTON STREET, BOSTON, MA

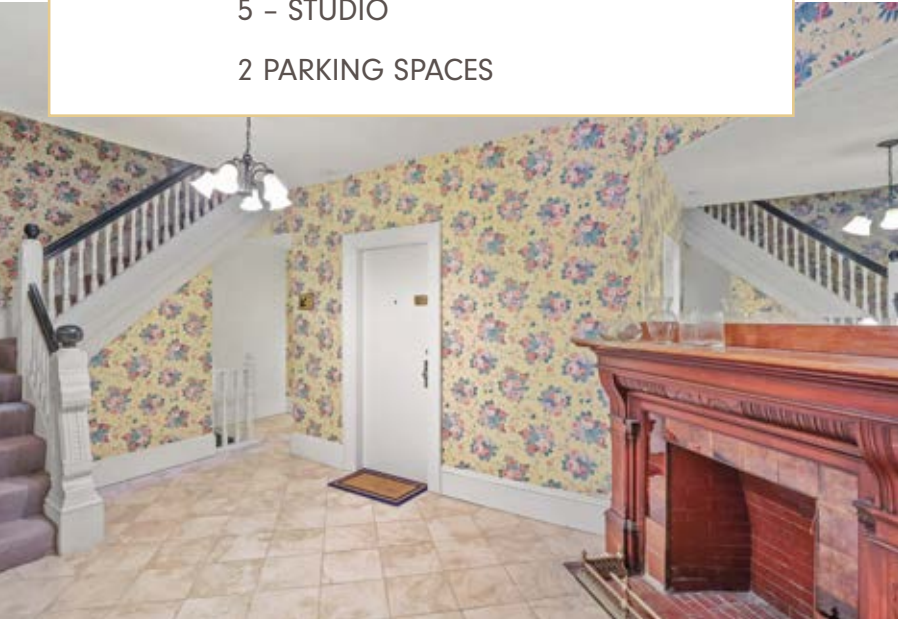
YEAR BUILT: 1900

BUILDING SIZE: 4,648 GSF

UNIT MIX: 5 – 1 BED / 1 BATH

5 – STUDIO

2 PARKING SPACES



CAPITAL MARKETS

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