

Brookside APARTMENTS

9-UNIT VALUE ADD MULTIFAMILY OPPORTUNITY | WESTWOOD, MA



Boston Realty Advisors



Executive Summary

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire Brookside Apartments, a 9-unit brick multifamily building on over an acre of land in Westwood, Massachusetts. Brookside Apartments features 9 two bedroom units with recent renovations that include substantial exterior and interior improvements. Additionally, this irreplaceable asset offers residents ample parking and is strategically situated in close proximity to I-95 and the Islington Commuter Line MBTA. Additionally, the property is positioned about 3 minutes from the Islington Town Center which is currently undergoing a complete revitalization including retail, residential and overall transportation infrastructure improvements. Brookside Apartments presents investors with in-place income and value add potential through interior renovation and the potential addition of a 10th unit, which has already received special permit.

Brookside Apartments is offered for sale on an unpriced basis. We will be conducting tours of the property in the coming weeks with a "call-for-offers" to follow.

INVESTMENT HIGHLIGHTS

COMMUTER ACCESS, TRANSIT ORIENTED

Strategically positioned just 2 miles from Route 128 (I-95) and within a half-mile, or 12 minute walk, to the Islington Commuter Line MBTA Station, Brookside Apartments offers residents unmatched access to transit and local submarket amenities.

STABLE INCOME & UPSIDE POTENTIAL

Current in-place income offers investors immediate cash flow while rents can be increased through further renovation of the interiors and expansion of existing units.

ADDITIONAL UNIT

Current ownership has received a special permit for the addition of a 10th unit. A new owner can continue the permitting process and develop the 10th two bedroom unit.

DEVELOPMENT OPPORTUNITY

Currently, the nine units are floor through two bedroom apartments with the exception of one duplex 2 bedroom. New ownership would benefit from increasing unit sizes similarly to how it has already been accomplished in one unit..

WESTWOOD, ISLINGTON TOWN CENTER REDEVELOPMENT





PROPERTY DETAILS

Property Address:	401 Washington Street, Westwood, MA
Year Built:	1969
Site Size:	+/- 1 Acre (43,560 SF)
Building Size:	9,186 GSF / 8,077 RSF
Units:	9 Two Bedrooms
Parking:	+/- 14 Spaces

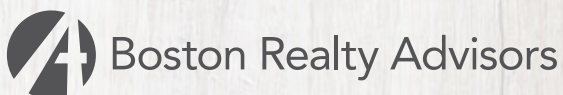
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