

# 170 COMMONWEALTH

BOSTON, MA

OFFICE / MEDICAL / RETAIL  
CONDOMINIUMS  
**FOR SALE**

**REDUCED PRICING**

**2,698-7,335 SF**  
FIRST FLOOR & GARDEN LEVEL

RARE BOUTIQUE  
MEDICAL & SURGICAL THEATER  
SPACE LOCATED IN  
**THE VENDOME BUILDING**







**170**  
COMMONWEALTH

Boston Realty Advisors is excited to present 170-170A Commonwealth Ave for sale. Brand new to the market, these unique pieces of real estate offer one of the most sought-after attributes to commercial retail, office, and medical users while boosting the appeal of being centrally located in one of Boston's most desirable submarkets. Set against Boston's trademark historic charm and located in the French inspired "The Vendome Building," this premier opportunity to own comes second to none.

**PROPERTY DESCRIPTION**

2,698 - 7,335 SF - Comprised of Two Contiguous Commercial Units

- » 1<sup>ST</sup> Floor - 4,637 SF
- » Garden Level - 2,698 SF
- » Programmed with a Mix of Private Offices, Plumbed Treatment, and Operating/Surgical Rooms. (Extensive Medical Infrastructure Throughout)
- » Private and Dedicated Front Street Facing Access
- » Handicap Accessible
- » Professionally Managed and Full-Service Building Offering 24 hr. Concierge and Onsite Superintendent
- » Permitted Uses - Retail, Showroom, or Business/Professional Office

**MARKET SNAPSHOT**

The Back Bay remains one of the strongest and most recognizable neighborhoods in New England. Newbury and Boylston Street, located just steps from The Vendome, have firmly established themselves as destinations renowned for their unmatched shopping and dining experiences. The streets boast an exceptional mix of high-end boutiques, flagship stores, and an astonishing selection of world-class restaurants, making them an irresistible magnet for both residents and visitors from far and wide. A true work-live-play market!

**TRANSIT ORIENTED**

The Vendome Condos are situated in a central location (Dartmouth St - Commonwealth Ave) with immediate access to public transit via the Green Line and Orange Line T, bus stops, and city bike (Bluebikes). Back Bay Station, I-90, and Storrow Drive also make it easy for employees and guests to travel outside of the city via train and car.

WALK SCORE

TRANSIT SCORE

BIKE SCORE



100



95

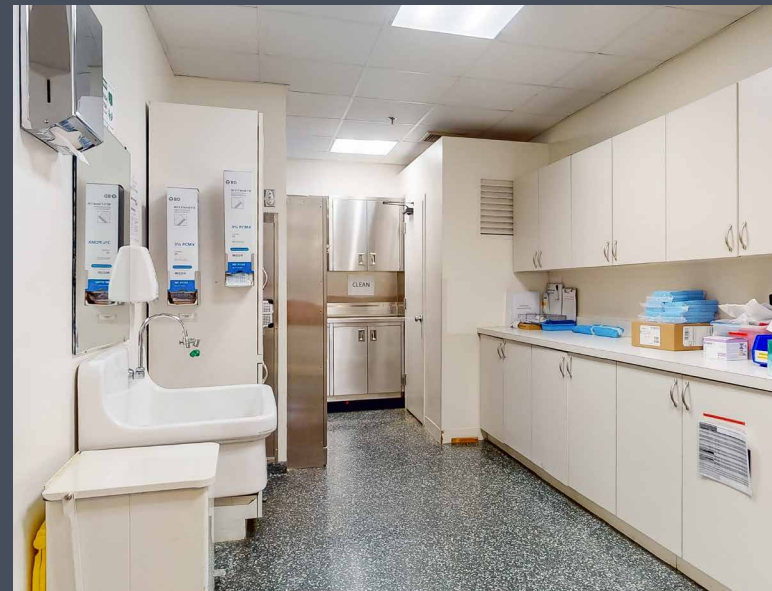
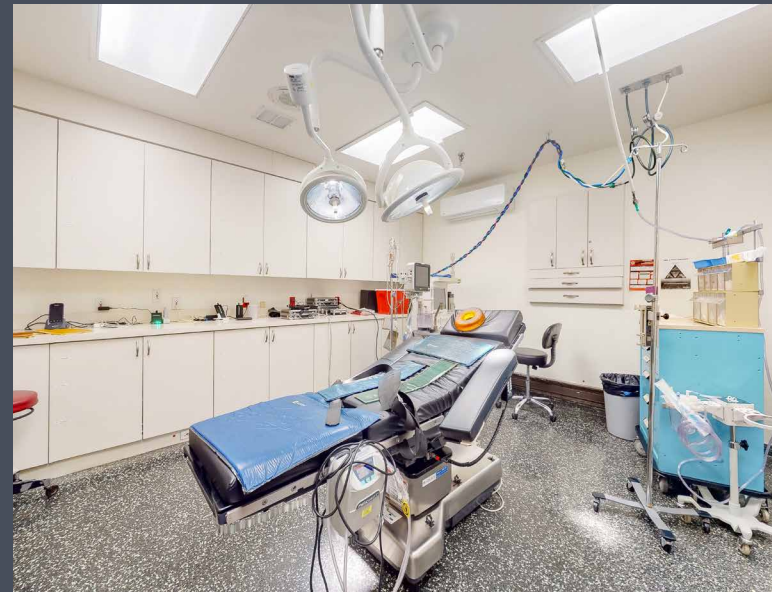
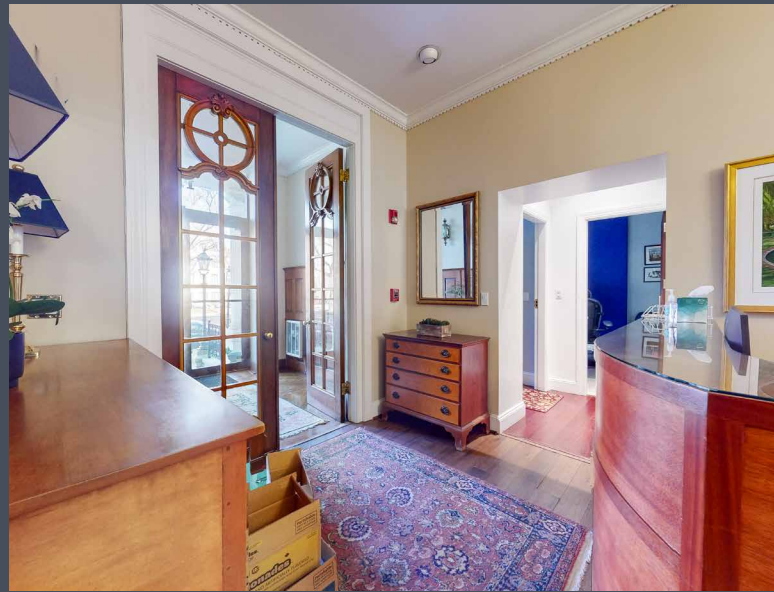
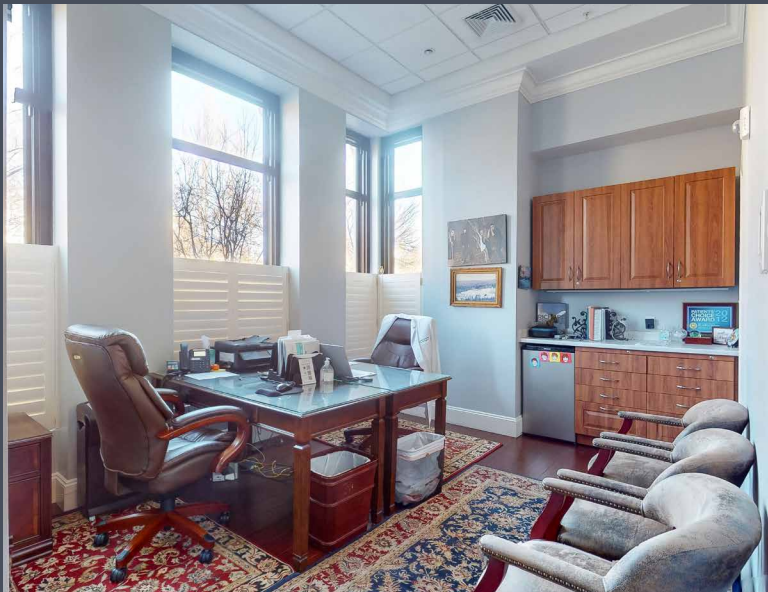
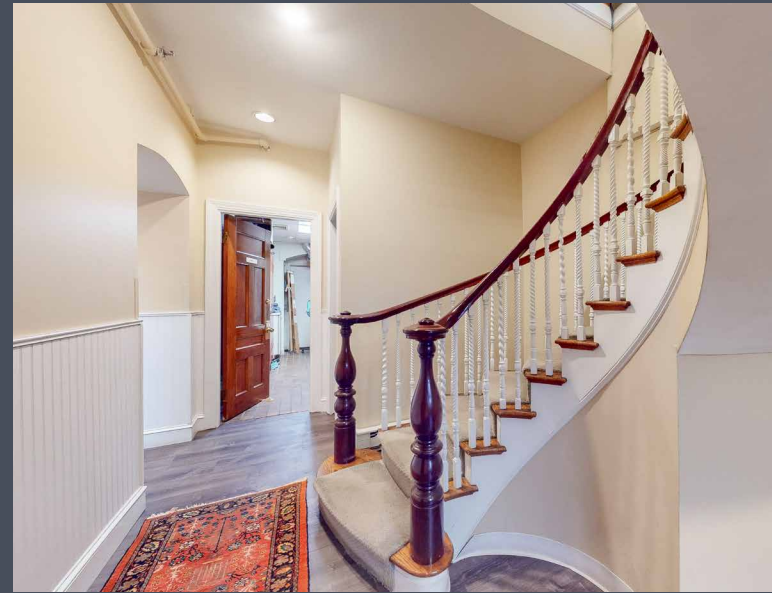
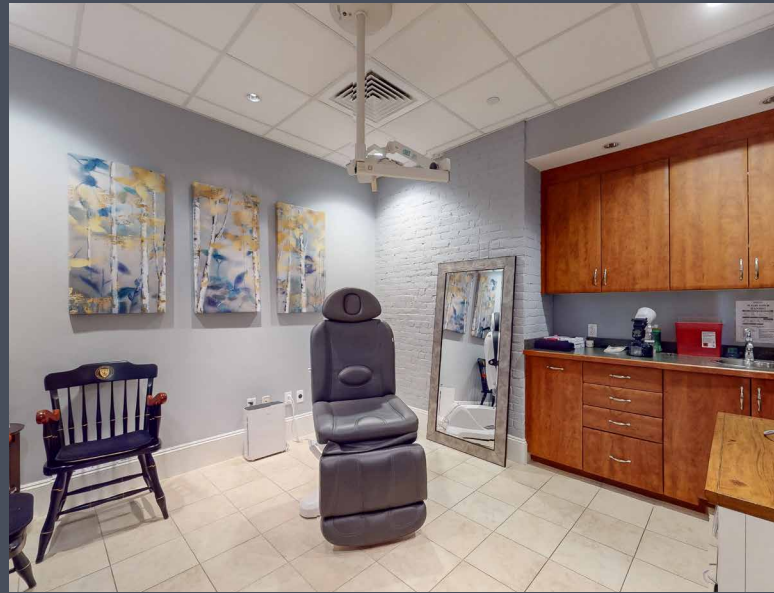


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# 1<sup>ST</sup> FLOOR

# GARDEN LEVEL









# TRANSIT

= PARKING



# 170 COMMONWEALTH

## SALE SPECIFICS

	FIRST FLOOR	GARDEN LEVEL
UNIT #	U-3B, U-4 U-4A & U-5	L-7
SALE PRICE	<del>\$3,650,000</del> Reduced to <b>\$3,334,000</b>	<del>\$2,150,000</del> Reduced to <b>\$1,965,000</b>
CONDO FEES	\$60,756 - CY 2024 (\$5,063/Mo)	\$43,152 - CY 2024 (\$3,596.00/Mo)
RE TAXES	\$44,102.53 - FY 2024 (\$3,675.21/Mo)	\$21,079.00 - FY 2024 (\$1,756.58/Mo)
DELIVERY	Free and Clear; No Existing Lease(s) in Place	
UTILITIES	Separately Metered for Electricity	Separately Metered for Electricity and Water

Disclaimer: Information contained herein is for marketing purposes only. Buyer to perform their own verification of all information.



### BACK BAY AT A GLANCE

- +118** RESTAURANTS/ BARS
- +38** CAFE/ COFFEE SHOPS
- 32** PARKING GARAGES
- 16** CHARGING STATIONS
- +5,262** HOTEL ROOMS
- 29** FITNESS CENTERS
- \$133K** AVG. HOUSEHOLD INCOME
- 496K** TOTAL DAYTIME EMPLOYMENT

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