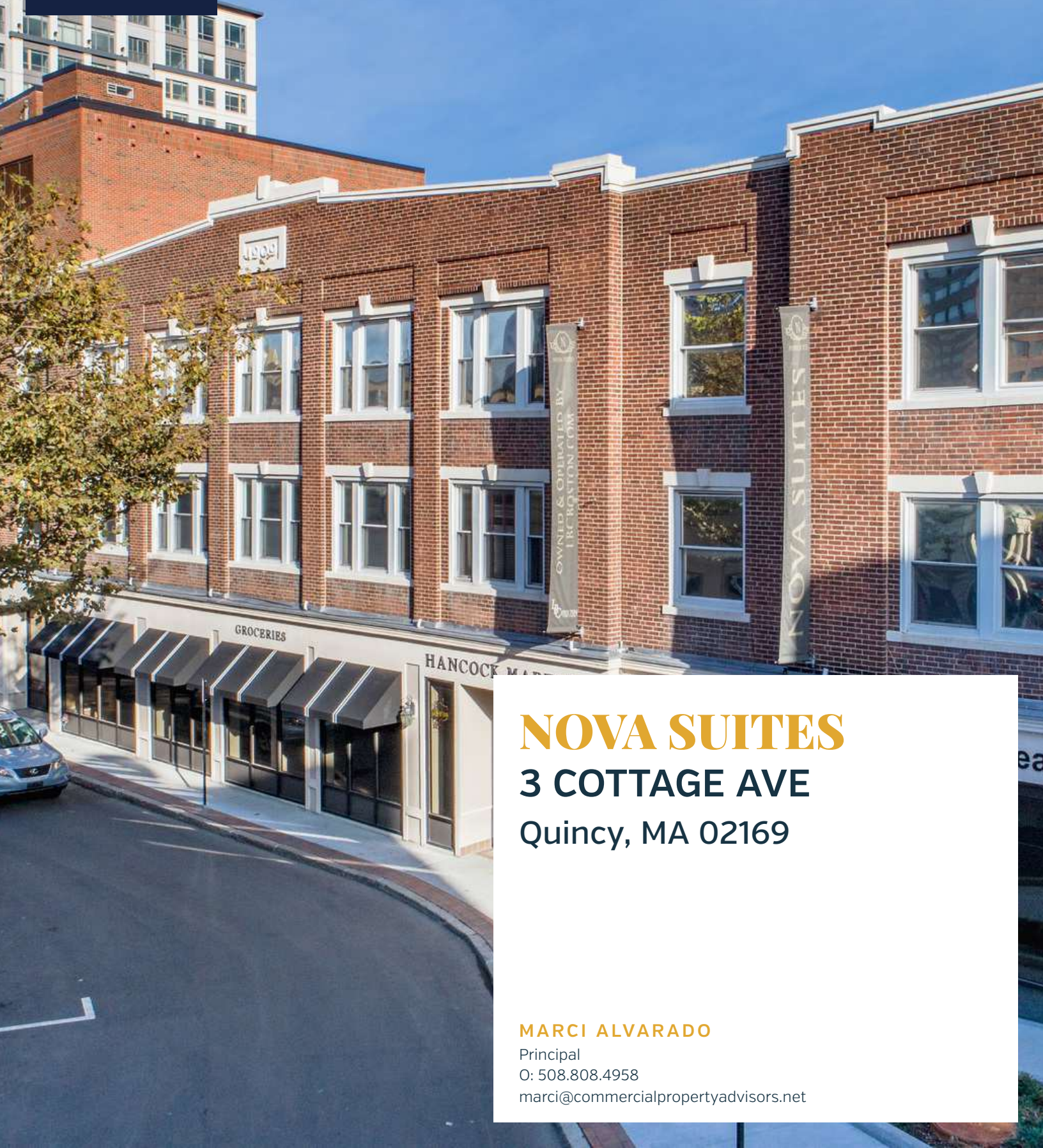




**COMMERCIAL**  
PROPERTY ADVISORS



# **NOVA SUITES**

**3 COTTAGE AVE**

**Quincy, MA 02169**

**MARCI ALVARADO**

Principal

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**SECTION 1**

**PROPERTY  
INFORMATION**



**VIDEO**

**PROPERTY DESCRIPTION**

Presenting a prime investment opportunity in Quincy Center: 3 Cottage Avenue. This striking property, built in 2017, encompasses approximately 11,898 square feet and features 28 fully furnished residential units along with two ground-floor retail spaces. Boasting 100% occupancy and all market-rate units, it guarantees an immediate and reliable revenue stream. Located in the vibrant heart of downtown Quincy, this modern low-rise offers an attractive mixed-use development opportunity in a flourishing market. With a solid rental history and contemporary design, it stands out as an excellent investment for those seeking a strategically positioned asset with robust cash flow.

**PROPERTY HIGHLIGHTS**

- 100% Occupancy and 100% Market Rate Units
- 11,895 SF +/- modern low-rise property with 28 fully furnished residential units and 2 ground floor retail units
- Built in 2017 with contemporary design and amenities
- Located in desirable downtown Quincy
- Well-maintained and attractive curb appeal
- Spacious, well-designed units for tenant comfort

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**OFFERING SUMMARY**

Sale Price:	Subject To Offer
Number of Residential Units:	28
Number of Retail Units:	2
Lot Size:	7,505 SF
Building Size:	11,895 SF +/-
NOI:	\$435,794

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,927	55,485	118,940
Total Population	30,544	132,268	299,092
Average HH Income	\$114,149	\$132,783	\$136,608





BUILDING INFORMATION	
NOI	\$435,794
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	3
Year Built	2017
Condition	Excellent
Free Standing	Yes

**PROPERTY & UNIT AMENITIES**

- Fully Furnished Apartments
- Modern Finishes and Conveniences
- Air Conditioning
- Cable Ready
- Microwaves
- Refrigerator
- Window Coverings
- Controlled Access
- On-Site Management
- On-Site Maintenance
- Off-Street Parking
- High-Speed Internet
- Laundry Facilities
- Fitness Facility
- Close to Public Transportation

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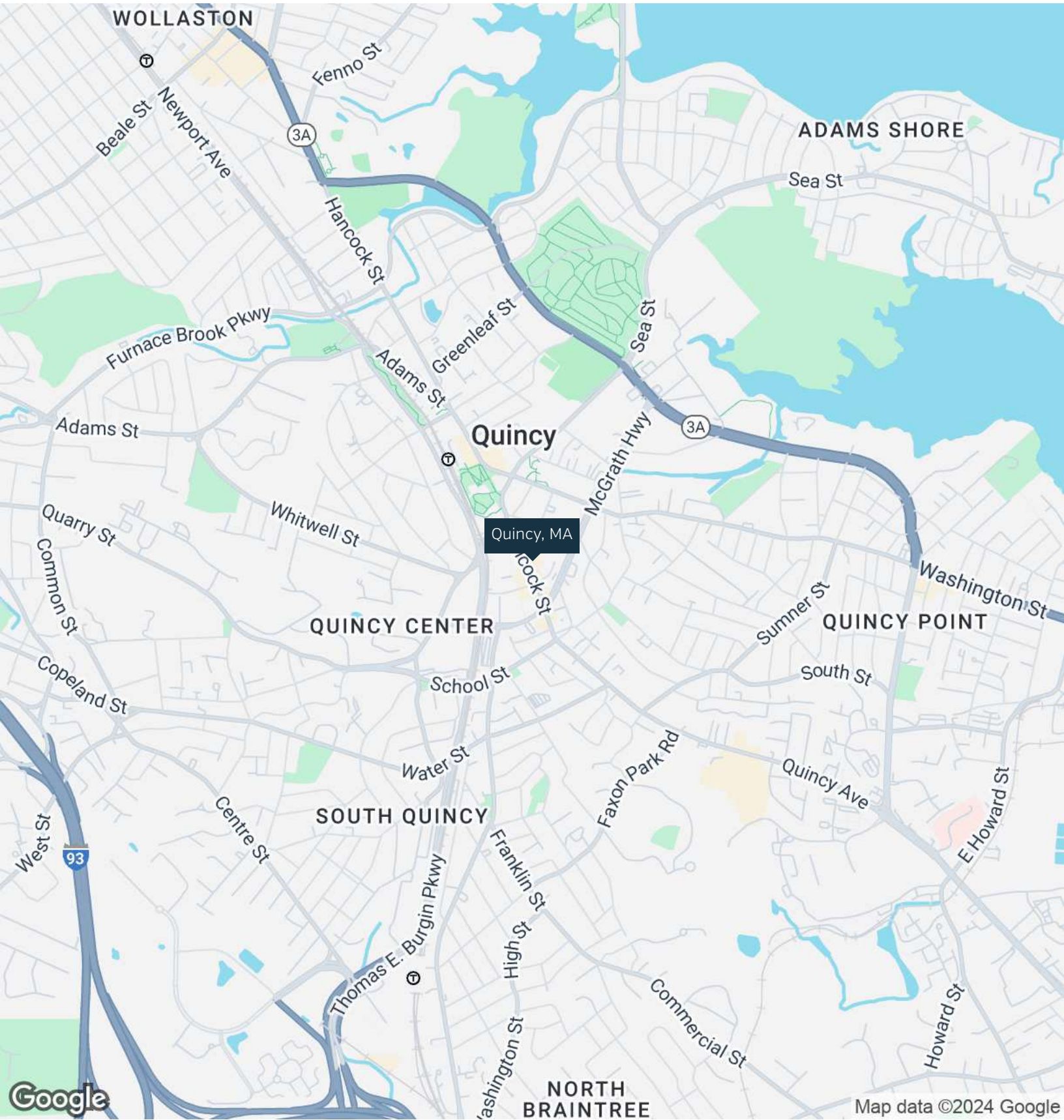
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## SECTION 2

# LOCATION INFORMATION

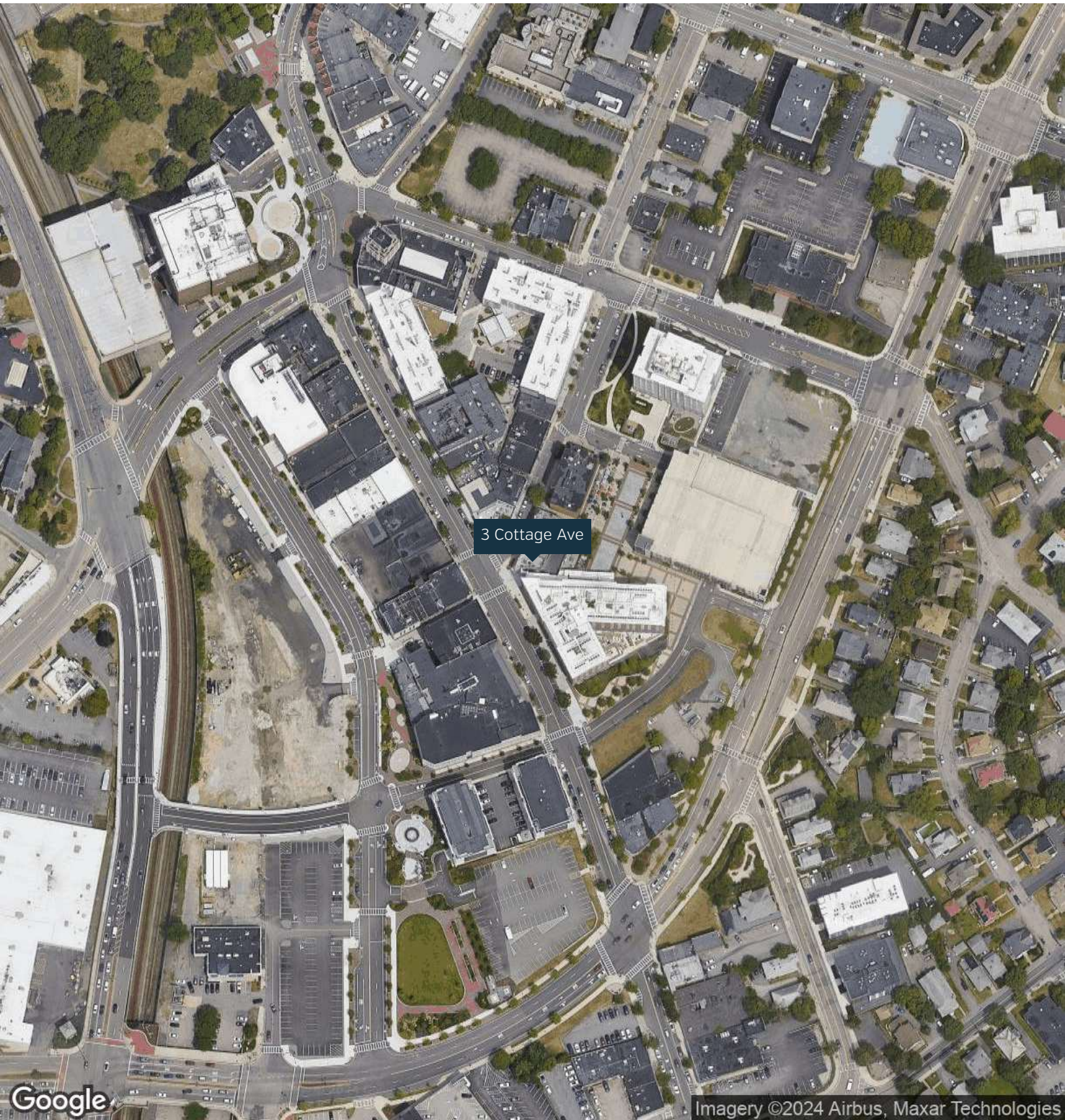


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3 Cottage Ave



Imagery ©2024 Airbus, Maxar Technologies

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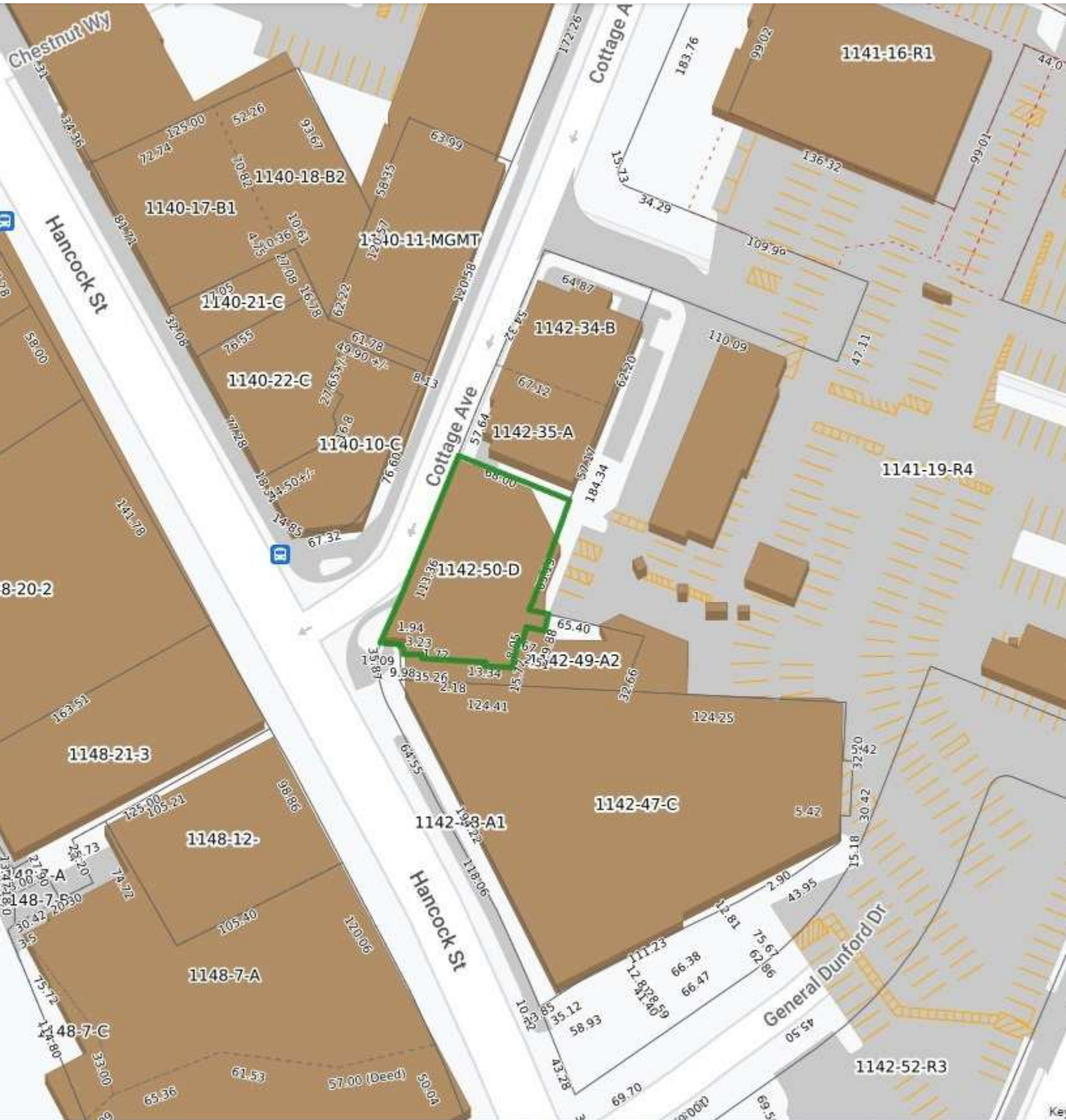
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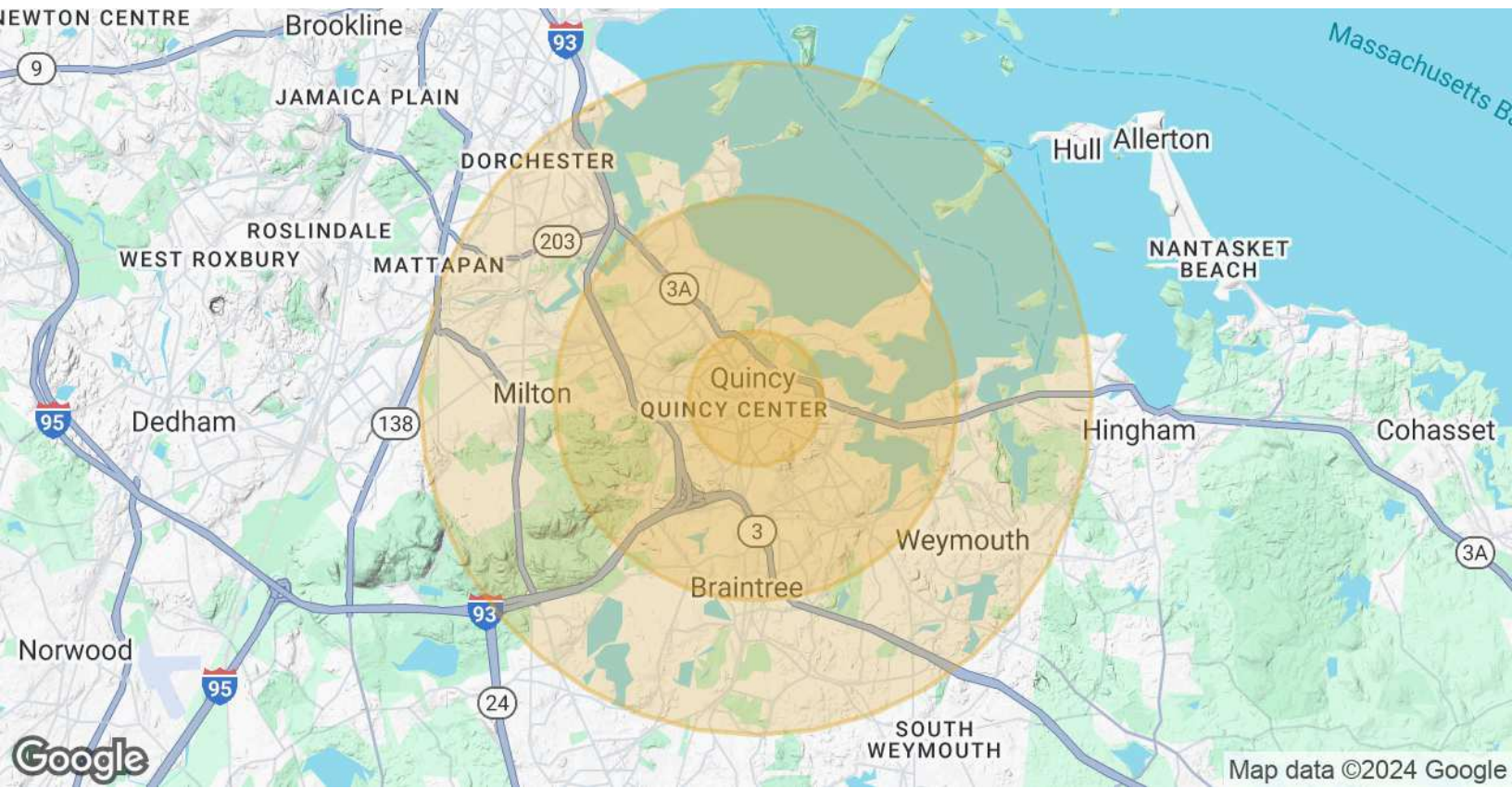
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## SECTION 3

# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,544	132,268	299,092
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,927	55,485	118,940
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$114,149	\$132,783	\$136,608
Average House Value	\$657,244	\$695,667	\$714,897

Demographics data derived from AlphaMap

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