

FOR SALE



# 170 WEST BROADWAY

RETAIL/RESTAURANT CONDOMINIUM • SOUTH BOSTON • 5,219 SF



Boston Realty Advisors

# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present a rare opportunity to acquire the restaurant condo at **170 West Broadway**, a fully built out restaurant condominium located in the vibrant South Boston neighborhood in Boston, Massachusetts. This premier asset provides investors an opportunity for a long term "mark-to-market" rental value-add opportunity with a strong and stable tenant in place for the near term.

The completely renovated condominium consists of 5,219 square feet on the street level 170 West Broadway is also uniquely positioned for longterm upside from the continued development in the immediate vicinity and the Innovation District. In the surrounding blocks, West Broadway is undergoing a complete revitalization as over 263,000 square feet and close to 200 apartments have been recently completed or scheduled for construction. With over 8.9 million square feet of mixed-use development completed and 6.4 million square feet board approved or under construction, the renovation of South Boston and the Seaport is well underway. The rapidly expanding infrastructure combined with infusion of neighborhood amenities is attracting a strong residential and commercial base.

## KEY INVESTMENT DRIVERS

### UNMATCHED SOUTH BOSTON LOCATION

Prominently positioned in the dense South Boston neighborhood, in the heart of a monumental wave of surrounding development, with access and visibility on West Broadway.

### TRANSFORMATIVE SUBMARKET

More than \$20 billion in public and private investments have fueled over 8.9 million square feet of completed development with an additional 6.4 million square feet under construction or slated for future development.

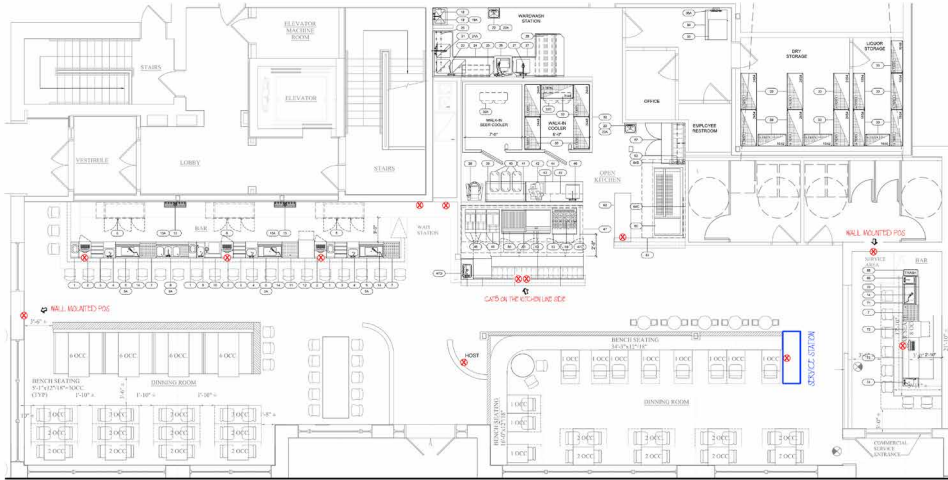
### DENSE AND AFFLUENT POPULATION

Boston's dynamic South Boston neighborhood features an average household income of \$117,647 for over 36,213 people.

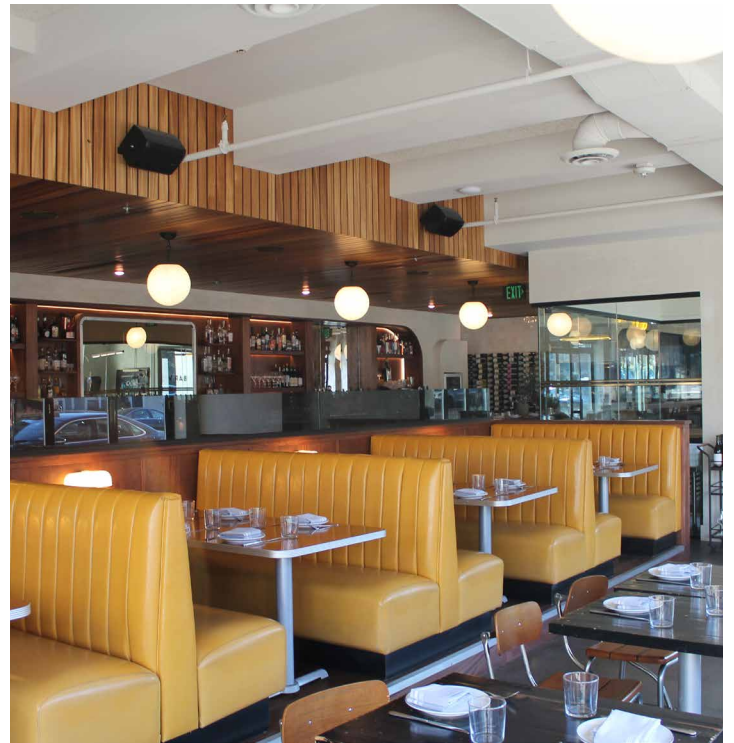
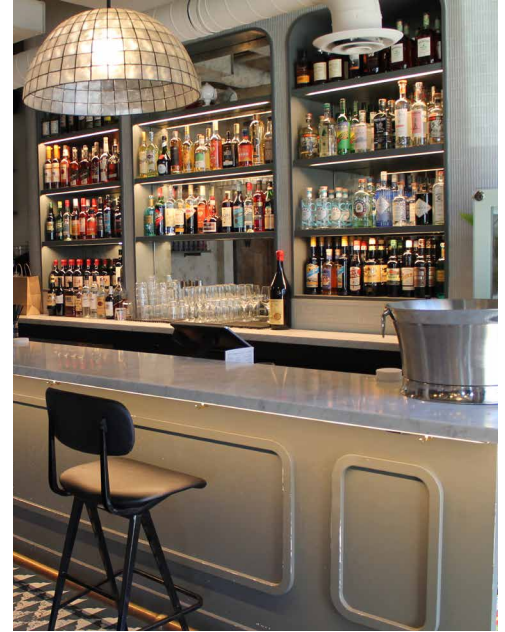


# PROPERTY SPECIFICATIONS

## FLOOR PLAN



⊙ - 2 CAT 5 LINES      \*\*\* POWER OUTLET NEXT TO CAT 5 PLATES



**WHITNEY GALLIVAN**  
*Managing Director & Partner*  
 617.850.9612  
 wgallivan@bradvisors.com

**JOE WAGNER**  
*Managing Director*  
 617.850.9675  
 jwagner@bradvisors.com

**HARRISON DEMERITT**  
*Associate Director*  
 617.223.1486  
 hdemeritt@bradvisors.com

**GUS HOFFMANN**  
*Retail Associate*  
 617.448.5055  
 ahoffmann@bradvisors.com



136 Newbury Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

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