



6-14 Union Park Street 16-24 Union Park Street

SOUTH END | BOSTON, MA

15 Residential Units & 4 Retail Spaces

Executive Summary

Boston Realty Advisors is proud to present the opportunity to acquire 6-14 & 16-24 Union Park Street, together or separately, in Boston's South End neighborhood. These assets consist of 15 residential units and 4 retail spaces, creating a generational assemblage of extremely high-quality assets in a high barrier to entry market. The properties will benefit from both base-building upgrades and in-unit renovations creating a standard of living that is superior to the market. The existing units offer high ceilings, hardwood floors, open space, light & air, and unique window lines.

The properties are located just steps from some of Boston's best amenities. "Restaurant Row" is blocks away and iconic restaurants such as Kava Neo-Taverna are just downstairs. Residents have access to the deep employer base that makes up the area as well as multiple transit options. Retail tenants at the property include Sowa Optical, Hudson Interiors, Dray Drinks, and Mayne Barbers.

The properties are available for sale on an "un-priced" basis. We will be conducting tours of the properties in the coming weeks with a "call-for-offers" to follow.



IRREPLACEABLE REAL ESTATE

The properties offer scale in a market that is generational of nature and rarely become available at this scale. The presence of retail and residential offer investors a diverse mix of tenants that will always be in demand.

EXTRAORDINARY AMENITIES

The South End is known for the wealth of amenities that make up the area. The South End is home to Boston's best restaurant and nightlife scene and has world renowned boutiques, parks and greenspace and is in close proximity to the Prudential Center.

SUPERIOR MARKET DYNAMICS

Home to world-renowned educational, medical financial and technology institutions, these buildings are in the heart of it all. The area is an employment hub consisting of a highly educated workforce and high paying jobs with future commercial development currently being built and in the pipeline.

VALUE ADD POTENTIAL

Although a value-add deal, the assets offer investors the optionality of completing the renovations together or separately and maintaining cash flow during the process.

6-14 Union Park



Address	6-14 Union Park Street
Neighborhood	South End
Year Built	1899
Lot Area	3,246 SF
Building Size	12,261 GSF
Gross Livable	9,941 GSF
Units	8
Unit Mix	
Retail	2
Residential	6
1 Bedroom	2
2 Bedroom	4

- Property immediately abuts 16-24 Union Park Street which offers investors the rare opportunity to acquire a significant assemblage of assets in a high-barrier to entry market
- Value-add opportunity through in-unit and base building renovation

16-24 Union Park



Address	16-24 Union Park Street
Neighborhood	South End
Year Built	1899
Lot Area	3,327 SF
Building Size	12,759 GSF
Gross Livable	9,502 SF
Units	11
Unit Mix	
Retail	2
Residential	9
Studio	1
1 Bedroom	7
2 Bedroom	1

- Immediate rent growth due to low in-place rents
- Value-add opportunity through remaining in-unit renovations
- Strong retail presence in one of the most in-demand retail markets in Boston

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CAPITAL MARKETS

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