



**Arthur Deych**

Owner / Broker

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**1678**  
**BEACON ST**

# About 1678 Beacon St



Presenting a unique opportunity to acquire a well-established mixed-use property with parking in the vibrant heart of Washington Square. This family-owned building has been a cherished asset for decades and is now available at an attractive price, offering significant potential for growth. The property features a diverse array of thriving businesses, including a dental practice, therapist office, educational resource center, massage therapy studio, and a property management company, alongside a stunning residential penthouse boasting dramatic vaulted ceilings. With minimal vacancy and a robust rental history, this investment promises stable returns and a very large upside for income with upgrades.

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## Site Overview & Building Information

Lot: 3,977 SqFt

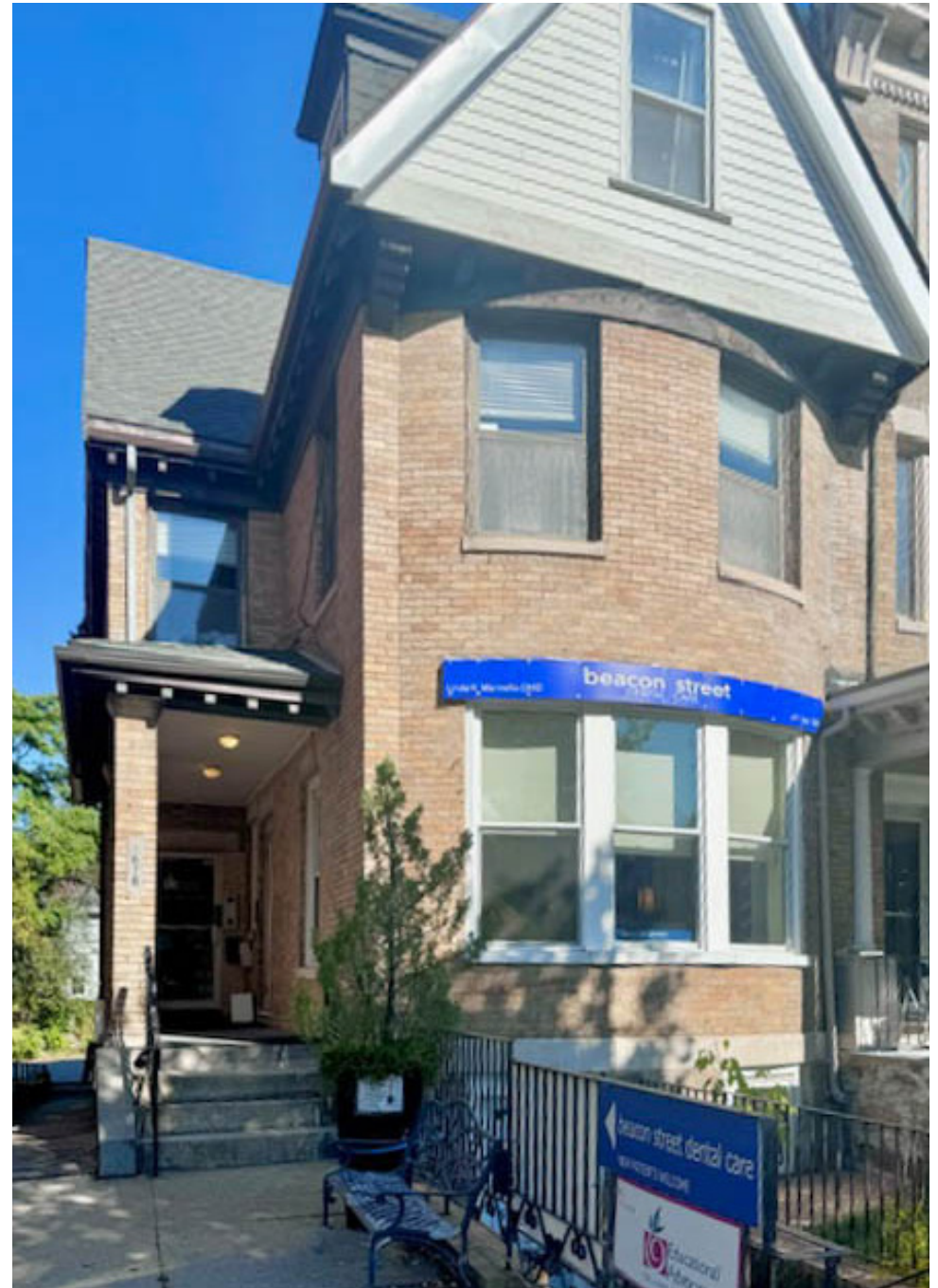
Zoning: G175

Heat/Cool Zones: 4/2

Parking: 5 Off-Street

Approx. Living Area: 5,211 SqFt

Roof: Asphalt/Fiberglass Shingles



# Current Returns

1678 Beacon St



Address	Lease Expiration	Monthly Rent	2024 Total Rent
Basement Unit Leisure Relaxation Body	8/31/2025	\$2,500	\$30,000
First Floor Unit Linda Marinello DMD	7/31/2025	\$5,500	\$65,300
2 <sup>nd</sup> Floor Unit #1 Educational Advocates	1/31/2025	\$925	\$11,100
2 <sup>nd</sup> Floor Unit #2 Property Management Office	N/A	\$450	\$11,400
2 <sup>nd</sup> Floor Unit #4 Jinny Elliot - Therapist	12/31/2024	\$950	\$5,400
3 <sup>rd</sup> Floor Unit Residential	8/31/2025	\$3,825	\$45,900
			<b>\$169,100.00</b>

## Expense Summary

Tax	\$27,271.72
Water	\$766.59
Insurance	\$4,159.67
Maintenance	\$1,110
Snow Removal	\$750
MGMT Fee	\$4,713
Gas	\$541.43
Electric	\$1,668.43
<b>GROSS RENT</b>	\$169,100
<b>EXPENSES</b>	\$42,357.74
<b>NET INCOME</b>	\$126,742.26

Projected Rent Increases	
Lower Level (current spa) turned into a 3 bed / 1 bath	\$3300
First Floor Unit Linda Marinello DMD	\$6,000
2 <sup>nd</sup> Floor Unit #1 Repositioned into a 1 bed	\$3000
2 <sup>nd</sup> Floor Unit #2 Repositioned into a 1 bed	\$3000
3 <sup>rd</sup> Floor Unit Residential	\$3,825

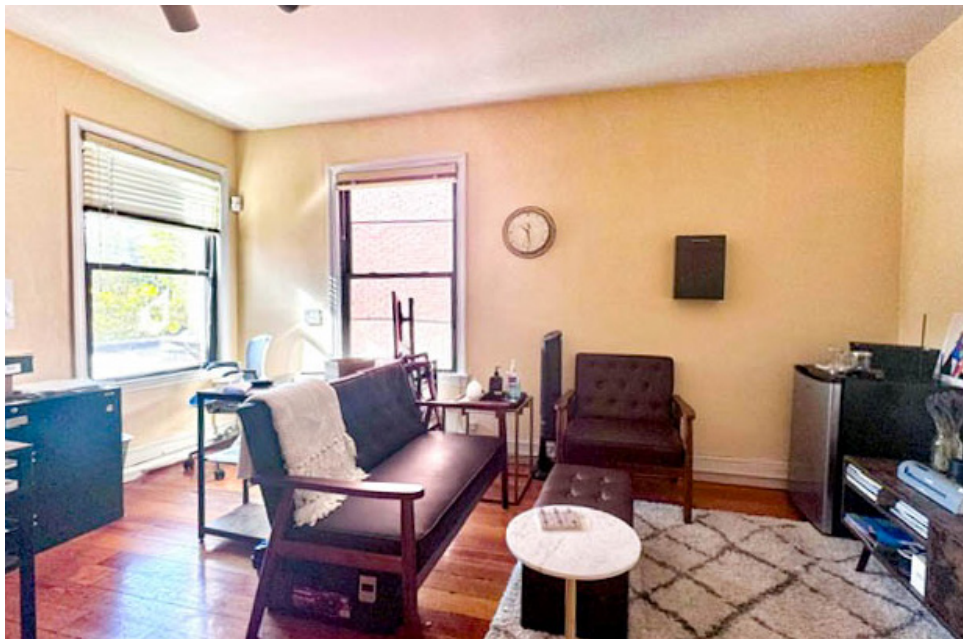
	Total NNN	Tenant Portion
Tax	\$36,362.29	\$9,090.57
H2O	\$1,022.12	\$255.53
Ins	\$4,159.67	N/A
	<b>\$41,544.08</b>	<b>\$9,346.10</b>

## Projected Expense Summary

Tax	\$27,271.72
Water	\$766.59
Insurance	\$4,159.67
Maintenance	\$1,110
Snow Removal	\$750
MGMT Fee	\$6,885
<b>GROSS RENT</b>	\$229,500
<b>EXPENSES</b>	\$40,942.88
<b>NET INCOME</b>	\$188,557.12

# Photo Gallery

1678 Beacon St



# Neighborhood Overview



## Businesses in the Vicinity

Barcelona Wine Bar, Caffe Nero, La Voile, The Washington Square Tavern, Visionworks, Athan's Bakery, Cafe Fixe, Wellness in Motion Boston, Ivory Pearl, Star Market, Whole Foods, Michael Driscoll School, Baldwin Pilot Academy, Longwood Dental Group, MGH Brigham Urgent Care, Beth Israel Deaconess Healthcare

## Welcome to Washington Square

Located in Brookline, Washington Square seamlessly combines historic charm with modern vibrancy. Its strategic location ensures consistent foot traffic, further enhanced by the Green line T-stop connecting to Boston. With a diverse and affluent population, the area is a prime destination for businesses and residents. Investing in Washington Square presents an opportunity for long-term growth in the Greater Boston real estate market.

# By the Numbers

## Washington Square



# Investment Highlights



## Prime Location

Washington Square stands out as a premier destination for those prioritizing public transit. It isn't just any location; it's a "HUB" for transportation. With direct access to the Green Line, multiple bus routes, and boasting impressively high walk/bike scores, residents and businesses alike find unmatched convenience in mobility and accessibility.

## Diverse Tenant Mix

The vibrancy of Washington Square is further underscored by its diverse mix of tenants. National brands like Whole Foods and Caffé Nero have made their mark, offering trusted services and products. But it's not just about the big names; the area thrives with small businesses, gyms, cafes, and a plethora of restaurants catering to both budget-friendly and upscale tastes.

## Development Potential

Historically, the development trend in this area leans towards more intimate, boutique projects, primarily because larger development opportunities are such a rarity. For investors and developers, the potential to transform a 2-3 unit building into luxury condos has been a prevalent and lucrative strategy, making it a hot spot for those looking for unique investment avenues.

## Ample Parking

In a city where parking is as precious as gold, our sites distinguish themselves with their generous parking facilities. This not only provides immediate value but also lays the groundwork for potential larger scale developments in the future. It's an amenity that both residents and businesses will find invaluable.

## Stable Income

For the savvy investor, these properties aren't just about future potential; they offer immediate returns. With anchor tenants consistently paying rent, the properties operate at a 100% capacity. This stability allows you to focus on navigating the zoning intricacies and strategizing to maximize capital and development without worrying about immediate revenue.



### Brookline Population

63,191 (2020 census)



### Walk Score

89 Walk / 69 Transit



### Transportation

Washington Square Station (C)  
Tappan Street Station (C)  
Route 9 (Boylston Street)  
I-90 (Massachusetts Turnpike)



### Education

Boston University  
Harvard Medical School

# Exclusively represented by



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