



DEVELOPMENT OPPORTUNITY



556 Cambridge Street + 32 Gordon Street
Allston, Massachusetts 02134

Exclusive Marketing & Sales Agents

Scott Johnson & Jason Manganello

The Residential Group, powered by Coldwell Banker

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27 Boylston Street. Chestnut Hill, MA 02467



Put your money to work and build this fully permitted two-parcel, 20-unit project in a convenient Allston location. 556 Cambridge Street is approved for 14 units of new construction and 32 Gordon Street is approved for gut rehab and expansion to 6 units.



The first part of the package is 556 Cambridge Street, an existing 2 story office building together with plans to replace it with a four story, 14 unit residential building. The plans for this project are ZBA approved, and the seller is in the process of submitting construction drawings to ISD for the building permit.



Existing and as approved with 556 Cambridge Street front and center

556 Cambridge Street as-completed unit breakdown:

1	2 bedroom/2 bath	1 st floor	973 sq/ft
2	1 bedroom/1 bath	1 st floor	630 sq/ft
3	Studio/1 bath unit	2 nd floor	507 sq/ft
4	1 bedroom/1 bath unit	2 nd floor	724 sq/ft
5	Studio/1 bath unit	2 nd floor	482 sq/ft
6	1 bedroom/1 bath unit	2 nd floor	645 sq/ft
7	Studio/1 bath unit	3 rd floor	507 sq/ft
8	1 bedroom/1 bath unit	3 rd floor	724 sq/ft
9	Studio/1 bath unit	3 rd floor	482 sq/ft
10	1 bedroom/1 bath unit	3 rd floor	645 sq/ft
11	Studio/1 bath unit	4 th floor	507 sq/ft
12	1 bedroom/1 bath unit	4 th floor	724 sq/ft
13	Studio/1 bath unit	4 th floor	482 sq/ft
14	1 bedroom/1 bath unit	4 th floor	645 sq/ft

- (3) units are required to be IDP (affordable housing).
- Project is currently in permitting as a condominium project.
- The gross building area upon completion is +/- 11,147 sq/ft.

The second part of the package is an existing 3 family at 32 Gordon Street, together with plans to convert it to a 6 family via a gut rehab, expansion into the basement + the addition of roof dormers. These plans are ZBA approved, and the seller is in the process of submitting construction drawings to ISD for the building permit.



Existing and as approved with 32 Gordon Street to the right



Existing Condition

32 Gordon Street as-completed unit breakdown:

B	2 bedroom/2 bath	Basement	1,090 sq/ft
1	2 bedroom/2 bath	1 st floor	885 sq/ft
2	Studio/1 bath unit	1 st floor	495 sq/ft
3	2 bedroom/2 bath unit	2 nd floor	900 sq/ft
4	Studio/1 bath unit w/deck	2 nd floor	495 sq/ft
5	3 bedroom/2 bath unit	3 rd floor	1,395 sq/ft

- No IDP (affordable housing) required.
- Project can be built as condominiums or as rentals.
- The gross building area upon completion is +/- 6,263 sq/ft.

The property is located in a prime Allston location, just .3 miles from the Green Line at Commonwealth Avenue and .4 miles from the Commuter Rail at Boston Landing. The location is also close to restaurants and shops along Brighton Avenue, North Beacon Street and Cambridge Street and is a popular location for BC and BU students and graduates.



Close proximity to the Green Line at Comm Ave (.3 miles)



Close proximity to the commuter train at Boston Landing (.4 miles)

The properties are each being offered with their own **separate deeds**, but sold as a package.

Many of the commercial units at 556 Cambridge Street and all the residential units at 32 Gordon Street have tenants. See the listing agent for a rent roll.

The separate deeds and existing tenants give the buyer maximum flexibility.

The projects can be delivered “permit ready to issue.”



“THIS IS YOUR OPPORTUNITY TO TRANSFORM THIS LITTLE CORNER OF BOSTON INTO SOMETHING OUTSTANDING”

556 CAMBRIDGE + 32 GORDON STREET OFFERED TOGETHER AT \$3,750,000

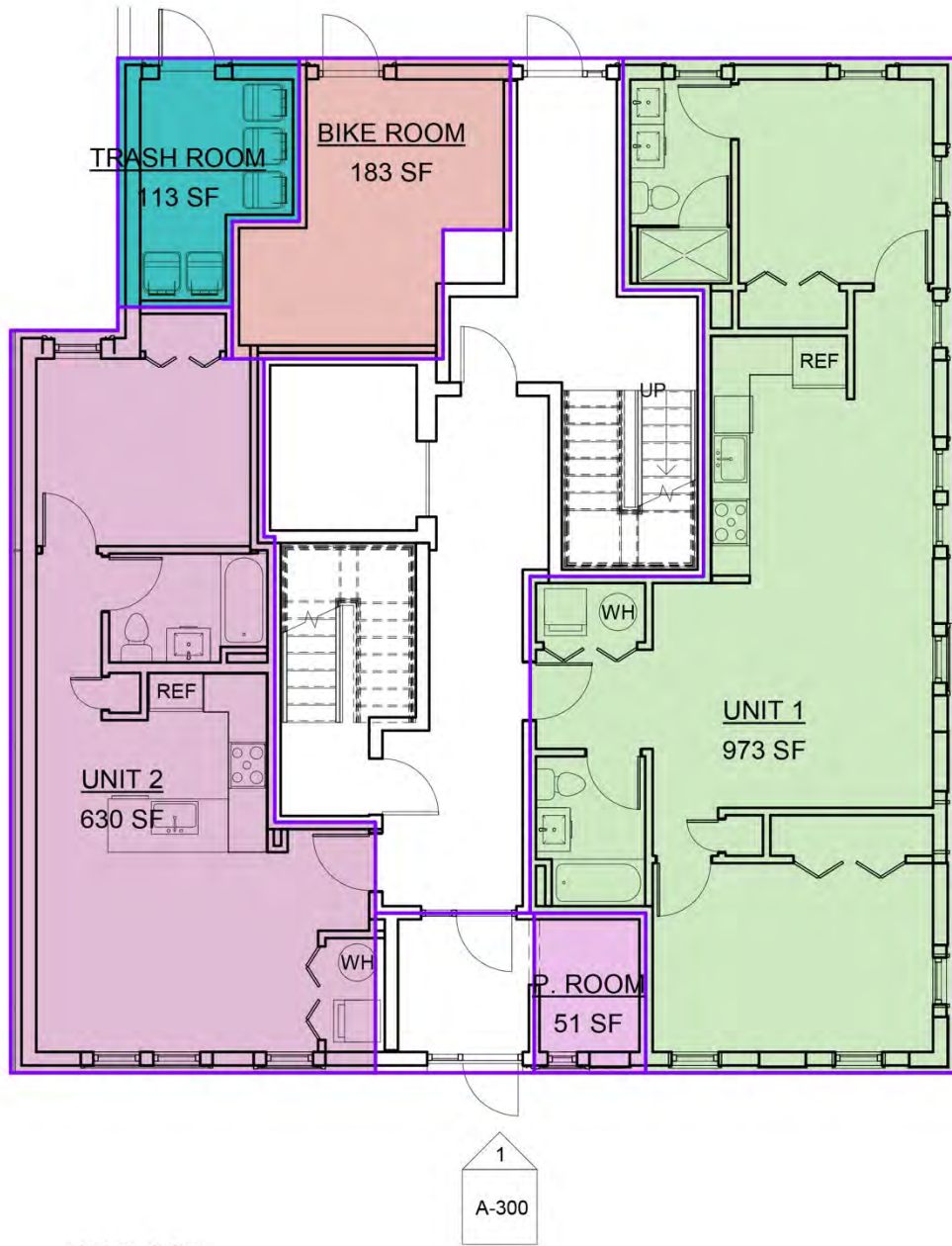


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All information is from sources that are deemed reliable but are subject to errors and omissions.
Buyer should perform his/her own due diligence.

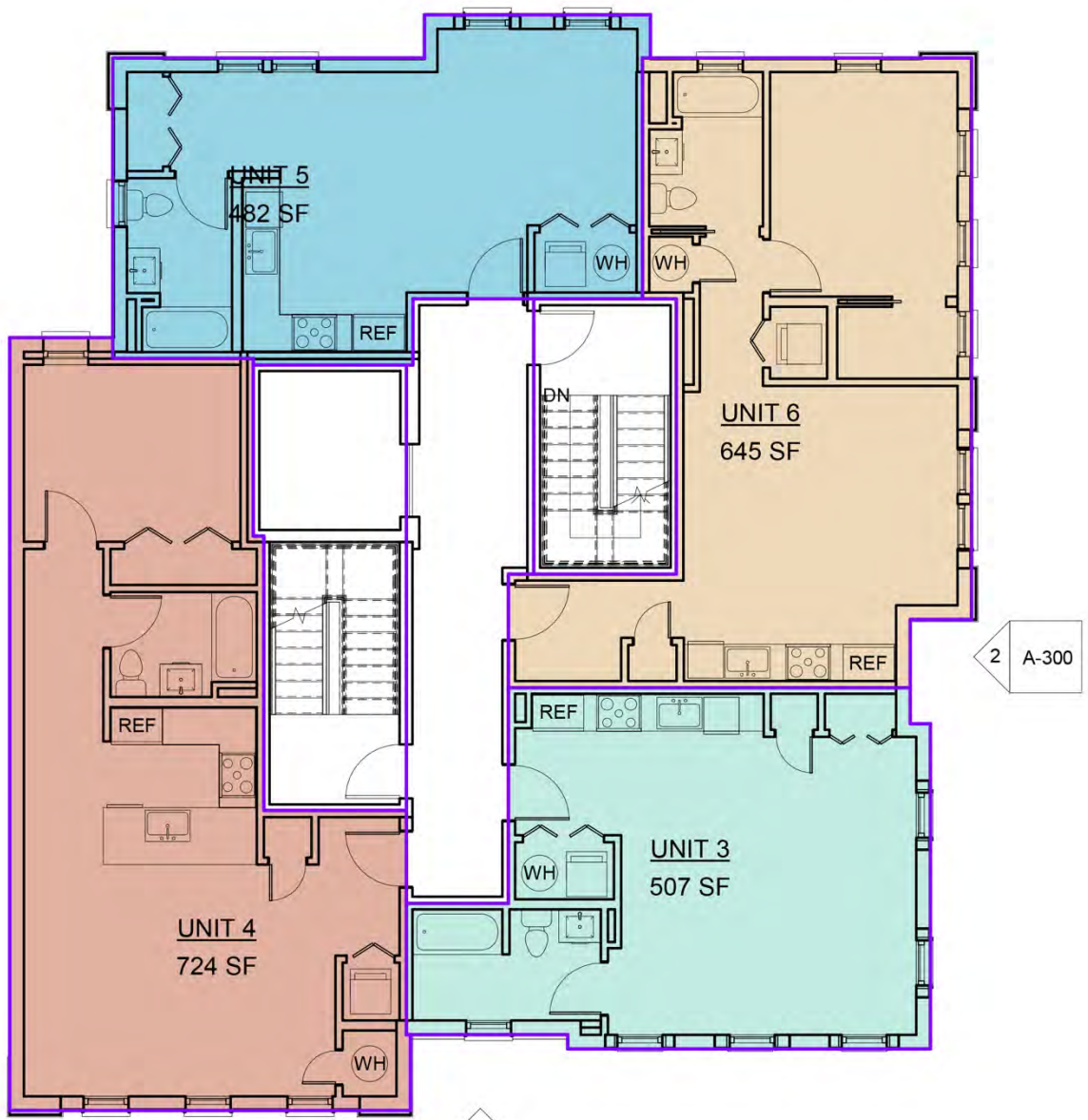


556 Cambridge Street Elevations as approved



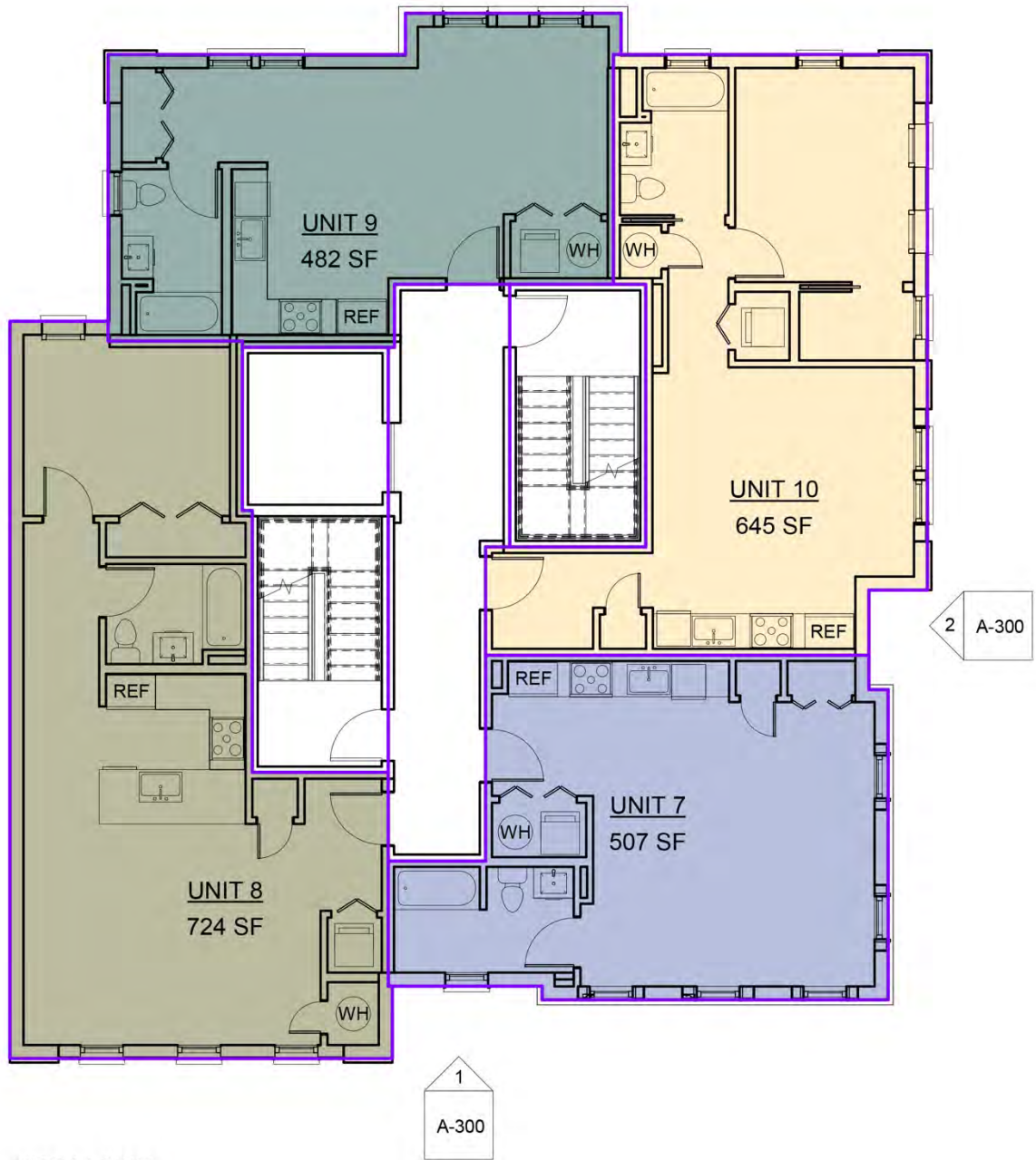
① 1ST FLOOR
1/8" = 1'-0"

556 Cambridge Street 1st Floor as approved



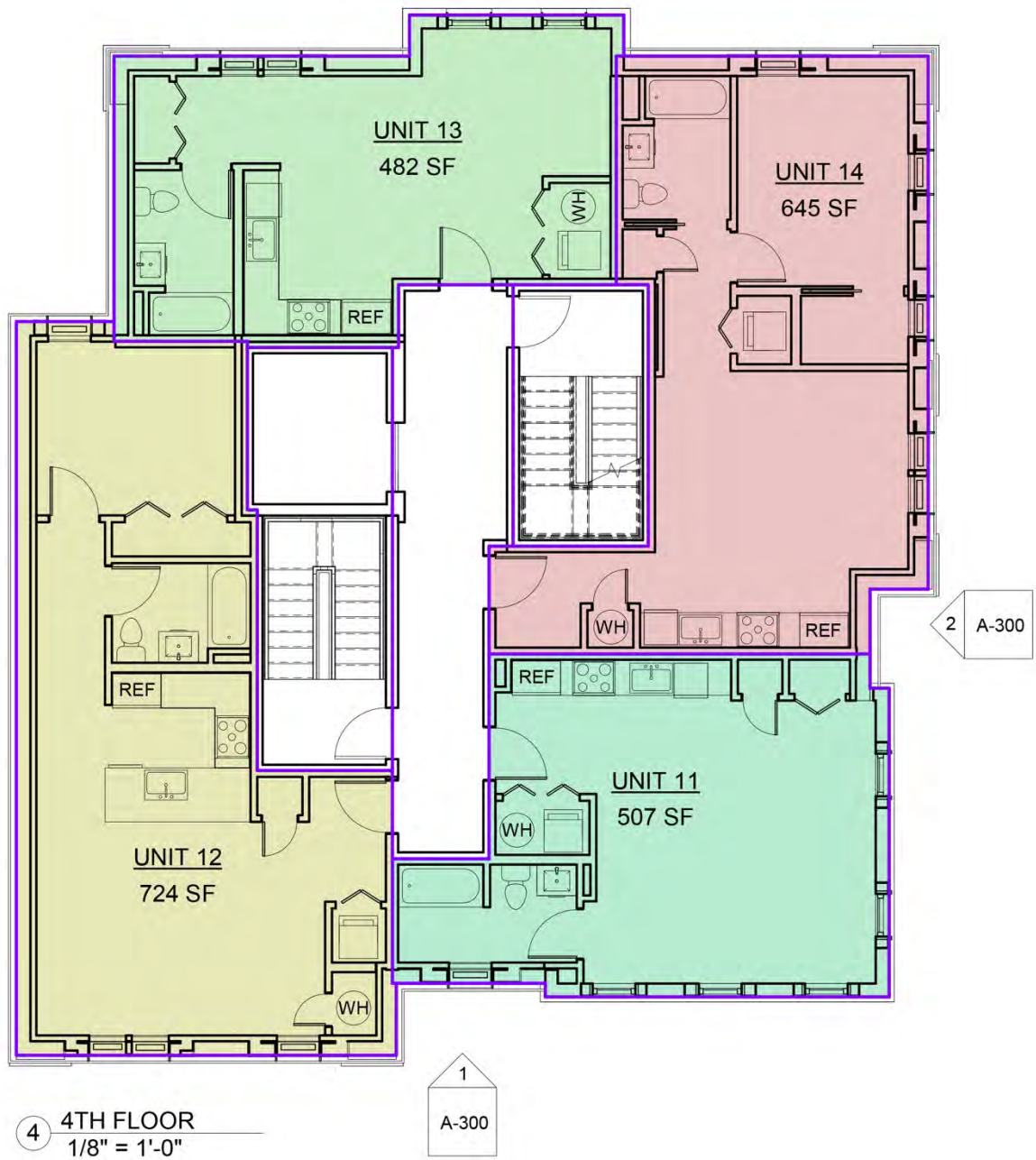
② 2ND FLOOR
1/8" = 1'-0"

556 Cambridge Street 2nd Floor as approved

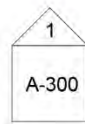
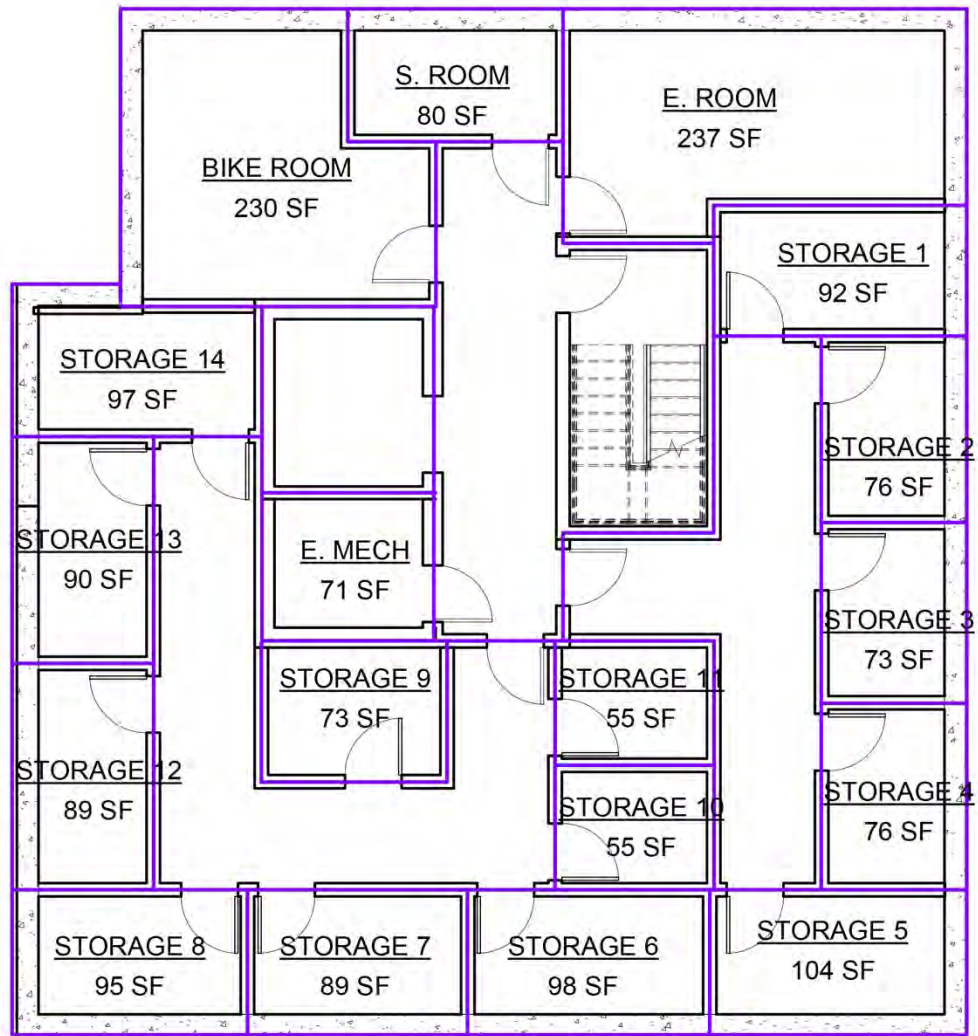


3 3RD FLOOR
1/8" = 1'-0"

556 Cambridge Street 3rd Floor as approved



556 Cambridge Street 4th Floor as approved



5 BASEMENT
1/8" = 1'-0"



556 Cambridge Street | Allston, Massachusetts

SITE LANDSCAPE PLAN L-1



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



1 LEFT ELEVATION
SCALE 1/4" = 1'-0"

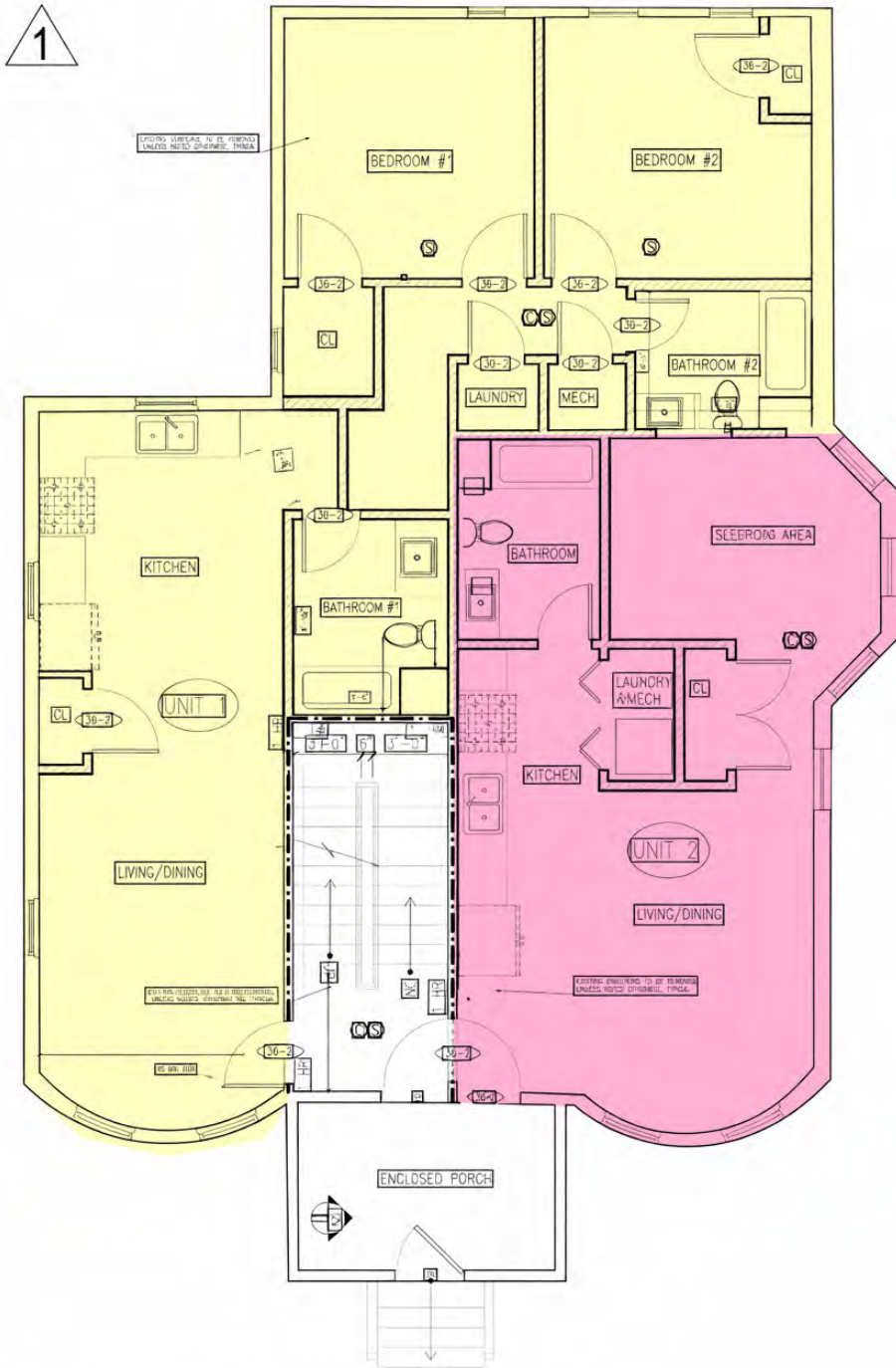


2 REAR ELEVATION
SCALE 1/4" = 1'-0"



1 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

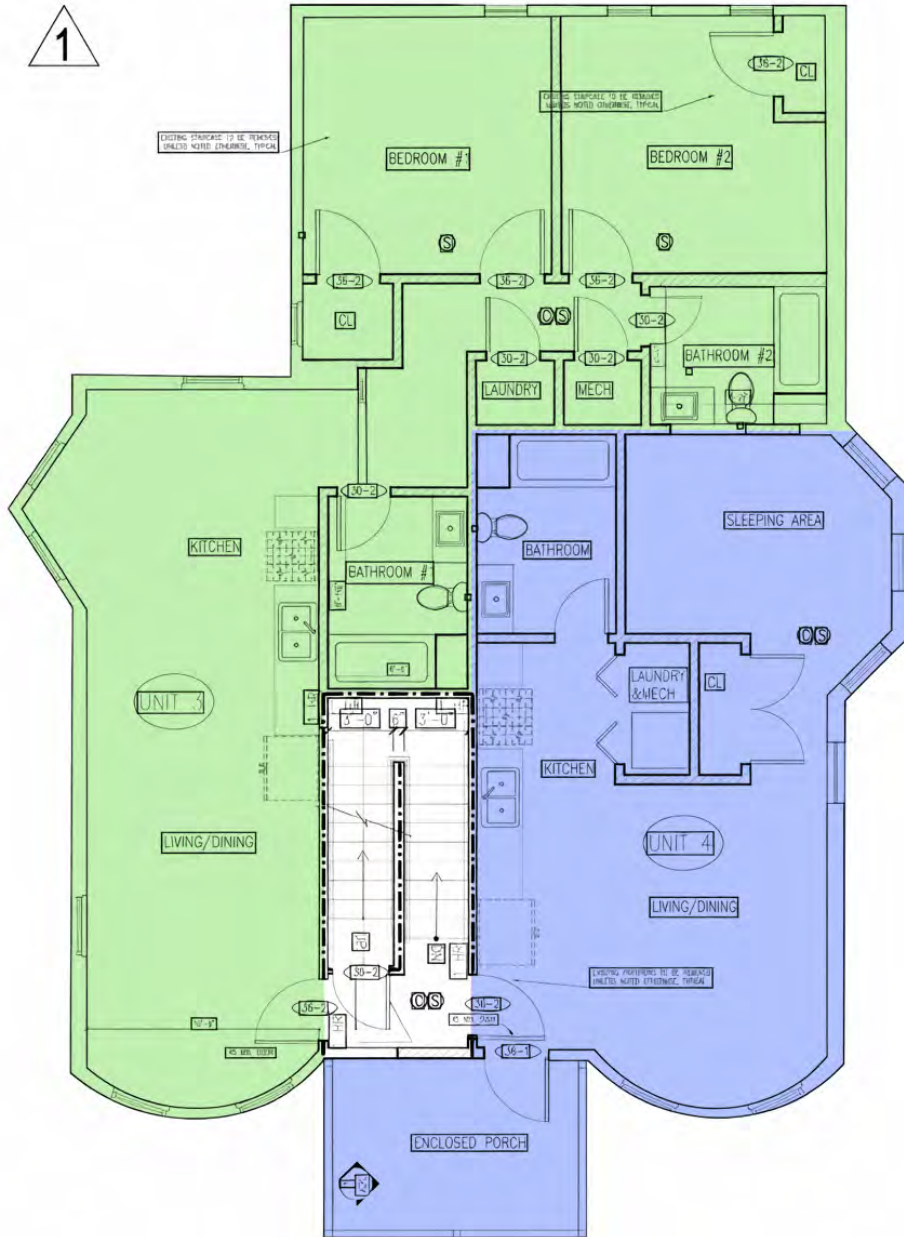
32 Gordon Street Elevations as approved



1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"

32 Gordon Street 1st Floor as approved

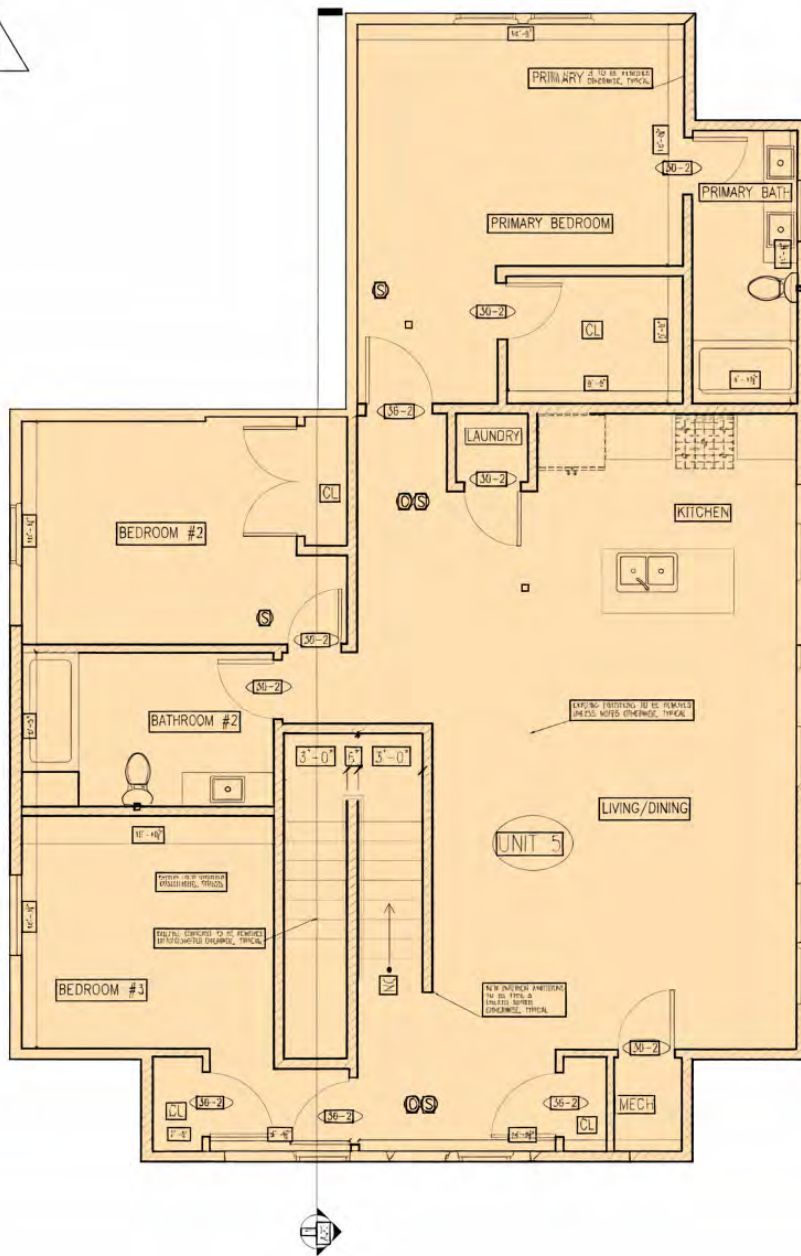
1



1 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

32 Gordon Street 2nd Floor as approved

1



2 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

32 Gordon Street 3rd floor as approved



32 Gordon Landscape Plan



Existing Condition



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OF BOSTON INTO SOMETHING OUTSTANDING"*

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