



Development Opportunity | LAND FOR SALE

120-122 Dorchester St

South Boston, MA, 02127

Asking Price
Unpriced

Zoning
MFR/LS

Lot Size
3,504 SF

Proposed
Mixed-Use

**This information has been secured from sources believed reliable.
No warranty or representation is made as to the accuracy thereof.
Buyer must do their own due diligence.*



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PROPERTY OVERVIEW

Executive Summary

120-122 Dorchester Street presents a compelling development opportunity in the heart of South Boston. The site consists of an 3,504 SF parcel, zoned MFR/LS, and offers the potential to develop a 4-story mixed-use building.

Strategically located along Dorchester St, the property sits within the highly active East and West Broadway corridor, one of South Boston's primary commercial and residential thoroughfares. The location benefits from strong foot traffic, excellent visibility, and close proximity to a wide array of restaurants, retail, and neighborhood amenities, making it an ideal setting for a mixed-use development.

Development Highlights

- 4-story mixed-use building potential
- Zoned MFR/LS – multifamily & local services
- ~3,504 SF lot – currently a parking lot
- East & West Broadway corridor location
- Strong foot traffic & excellent retail visibility

Location Overview

- Situated along Dorchester St, connecting East & West Broadway – one of South Boston's primary corridors
- High foot traffic with strong retail visibility & activation potential
- Walkable to Broadway MBTA Red Line station, providing direct access to Downtown Boston
- Minutes to Seaport District, one of Boston's fastest growing employment and lifestyle hubs

Investment Highlights

Asking Price	N/A
Lot Size	3,504 SF
Zoning	MFR/LS
Current Use	Parking Lot
Price/SF	\$799/SF

Property Details

Address	120-122 Dorchester St
City / State	South Boston, MA
Zip Code	02127
County	Suffolk
Lot Size	3,504 SF
Current Use	Parking Lot
Proposed Use	Mixed-Use
Zoning	MFR/LS
Stories	4



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Aerial Views & Site Photos

