



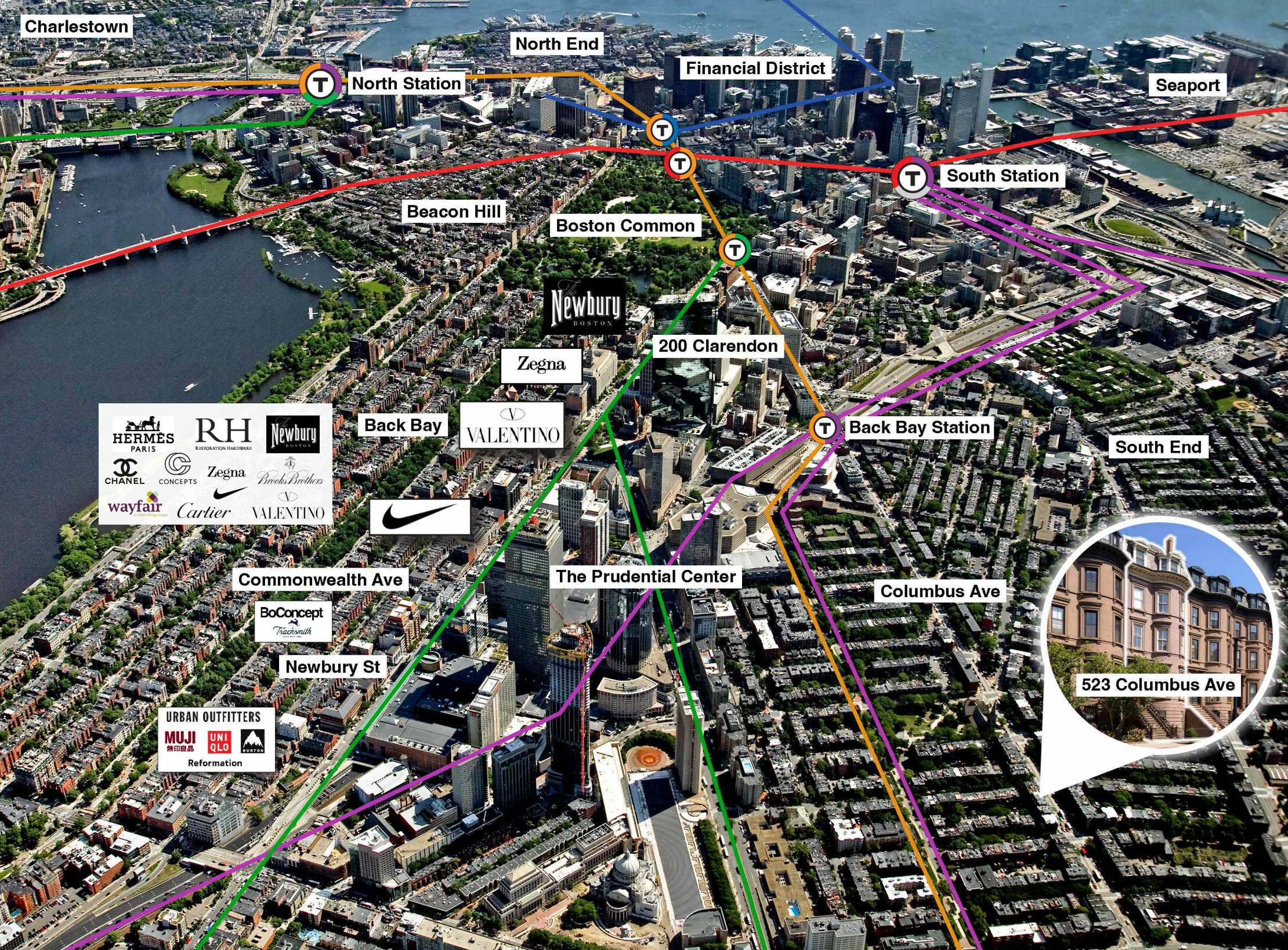
# 523

— COLUMBUS AVENUE

**7-UNIT BROWNSTONE | VALUE-ADD OPPORTUNITY**

SOUTH END • BOSTON, MA





# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire an extremely rare brownstone asset in Boston's highly coveted South End neighborhood. 523 Columbus Avenue consists of 7 condominium units that feature stately finishes such as hardwood floors, high ceilings, original fireplaces, custom woodwork, and superior window lines with city views. The property consists of studio through two-bedroom units and is improved by two private off-street parking spaces in the rear of the building.

Although currently operating as a multifamily rental building, all 7 units at 523 Columbus are individually deeded as condominiums, allowing investors or owner occupiers the benefit of optionality. Additionally, 523 Columbus offers a value-add business plan through common area upgrades and light in unit renovations.

Boston Realty Advisors will be conducting tours of the property in the upcoming weeks.

## EXTRAORDINARY LOCATION

523 Columbus is located on a main thoroughfare through the South End which provides residents with access to the deep employment base, mega-centers such as the Prudential Center and other areas of the city via mass-transit lines.

## MARKET DYNAMICS

The South End of Boston continues its trajectory as one of the highest performing neighborhoods in the city. Rents have eclipsed \$6/SF and trending higher while condominium and single-family home prices have reached well north of \$1,500/SF.

## VALUE-ADD OPPORTUNITY

523 Columbus consists of desirable unit-layouts that allow a future owner the opportunity to conduct a value-add program through light in-unit renovations and common area upgrades.

## CONDOMINIUM STRUCTURE

523 Columbus currently operates as a rental asset however, is individually deeded as 7 individual condominium units. This allows investors or owner-users the optionality of continuing the use of a rental or sell the individual units immediately.





# PROPERTY DETAILS

**Address:** 523 Columbus Ave Boston, MA

**Lot Size:** +/- 1,742 SF | 20' W X 82' L

**Gross Building Size:** 6,051 SF

**Gross Living Area:** 5,768 SF

**Unit Count:** 7

## ZONING

**Parcel ID:** 0402482000

**Zoning District:** South End Neighborhood

**Zoning Sub District:** MFR / LS

**Subdistrict Type:** Multifamily Residential /  
Local Services

**Zoning Overlays:** Restricted Parking District &  
Groundwater Conservation Overlay District

**Historic District:** South End Landmark District

## UTILITIES

**Water & Sewer:** City of Boston

**Electricity:** Eversource

## BUILDING CONSTRUCTION

**Year Built:** 1899

**Façade:** Brownstone Brick

**Floors:** 6.5

**Roof:** Slate & Rubber

## MECHANICAL SYSTEMS

**Heating:** Forced Hot Air by Electric  
*(Units A & F; Electric Baseboard Heat)*

**Cooling:** Central Air Conditioning  
*(With exception of Units A & F)*

**Metering:** Separate Electric

## LIFE SAFETY

**Alarm:** Central monitored alarm panel, heat and  
smoke detectors, pull stations

## UNIT MIX

**Studios:** 1

**One-bedroom:** 4

**Two-bedroom:** 2

## INTERIOR DETAIL

### COMMON AREAS

**Floors:** Carpet

**Stairs:** Carpet

**Walls:** Plaster

**Laundry:** Common Washer & Dryer – Coin Op  
*(Select units feature in-unit washer & dryer hookups)*

### IN UNIT

**Floors:** Hardwood, Tile, Carpet

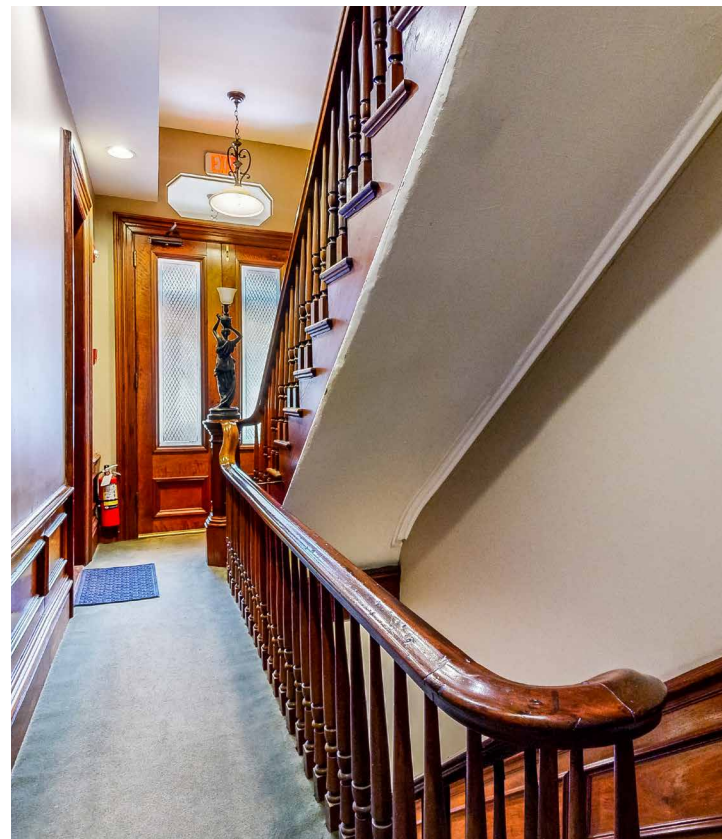
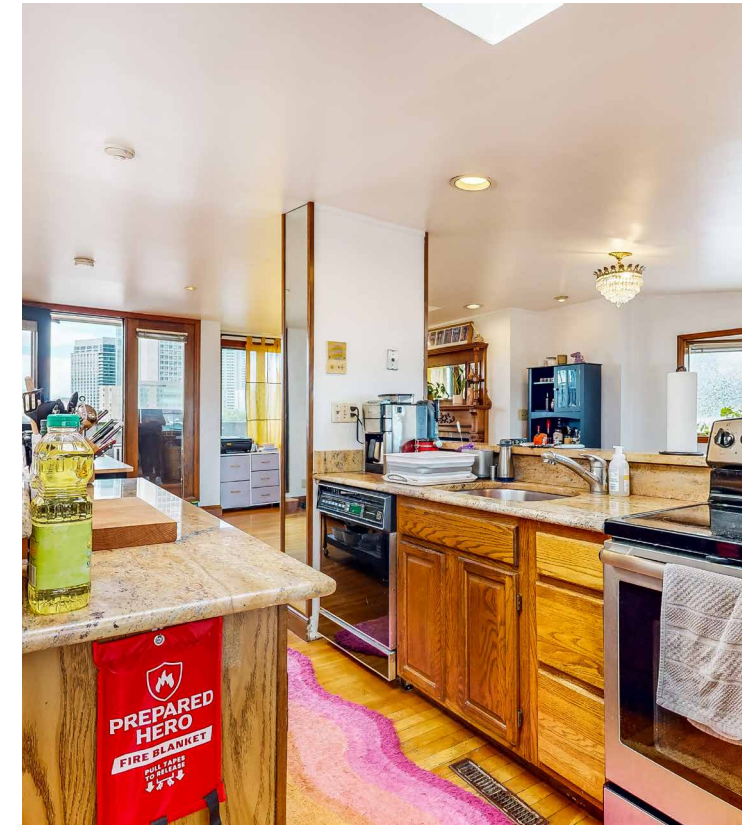
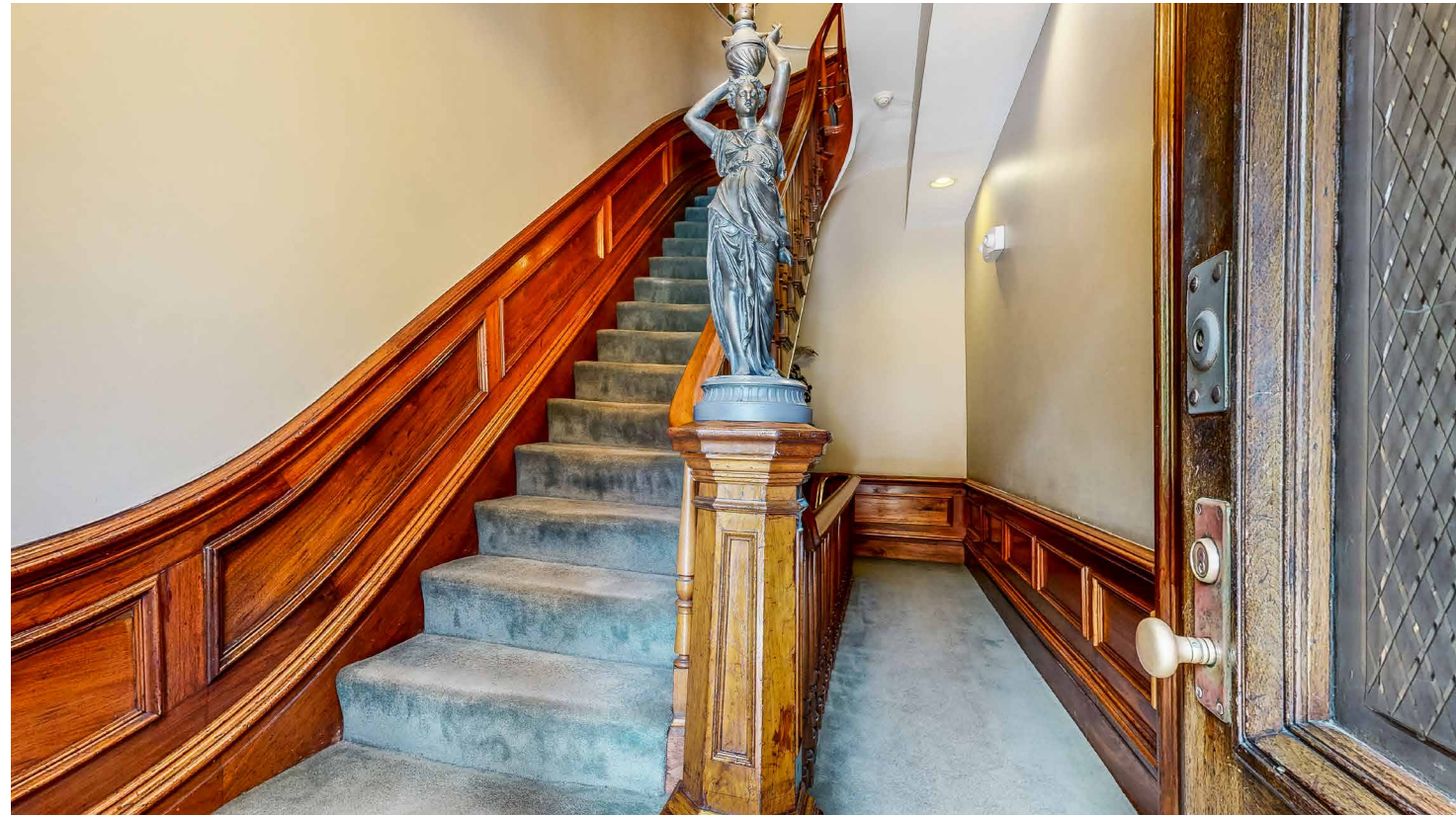
**Stove:** Electric

**Shower:** Tub with Tile

**Fireplace:** Functional, Varies Throughout



# PROPERTY PHOTOS







**CAPITAL MARKETS**

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