

775 TREMONT STREET

Boston, MA

FOR SALE



AMY L. DONOVAN

Luxury Real Estate Agent

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THE PROPERTY

775 TREMONT STREET



Offering Summary

Sale Price
\$3,295,000

Number of Units
5

Building Size
3,005 SF

Distance to T Station
0.2 Miles

LandVest Commercial is pleased to offer this multifamily investment opportunity in Boston’s vibrant South End. Consisting of 5 units, 4 stories, and 3,005 SF, this professionally managed property is conveniently located near Northeastern University, Emerson College, Berklee College of Music, Symphony Hall, and the Prudential Center. The neighborhood location offers access to multiple MBTA stations, hospitals, and an abundance of shops and restaurants.

The interiors of each 2-bedroom apartment include stainless steel appliances, gas cooking, microwave, dishwasher, stack washer/dryer, and wood floors. A new Navien heating system was added in 2023. The property is enhanced with rear decks, a roof deck, and 2 on-site parking spaces.

With a solid track record of 100% occupancy by students and young professionals, the building is currently fully leased, with most units on a 9/1 move-in cycle. This steady income-producing asset also offers potential for a conversion to condominiums or a single-family home.



Distance to: Massachusetts Ave T Stop - 0.2 mi | Symphony T Stop - 0.3 mi | Prudential Station T Stop - 0.6 mi
Ruggles Station - 0.6 mi | Back Bay Station - 0.8 mi
Massachusetts Ave @ Tremont Street Bus Stop - 135 ft

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- Fully leased multifamily investment
- (5) 2-bedroom units
- (2) off street parking spaces
- Multiple MBTA stations nearby
- 100% occupancy
- Strong rental history
- Condo or Single-Family conversion opportunity

775 Tremont Street Walker's Paradise



Population

Total Population
Households
Median Age
Median HH Income

1 Mile

98,904
43,651
32.4
\$66,410

3 Miles

511,427
220,828
33.3
\$89,475



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AMY L. DONOVAN

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PROFESSIONAL BACKGROUND

Amy developed her skills as a marketing executive at Boston's leading financial services firms, including Fidelity Investments, Wellington Management and Welch & Forbes. To buyers and sellers, she brings her strengths in marketing, communications and relationship management. She is also skilled at problem-solving, collaboration and negotiation.

A city resident for half of her life, Amy closely follows the drivers underlying real estate trends, which allows her to adeptly navigate the intensely competitive Boston Metro market. A recent move from her longtime residence in a Beacon Hill townhouse to a full-service building makes her particularly attuned to the needs of luxury buyers and sellers looking to change or enhance their lifestyle.

Her extensive personal and professional networks, including fellow Harvard alumni, are assets to her clients.

EDUCATION

Harvard University, AB Psychology & Social Relations
Columbia Business School, MBA Marketing
Certified REALTOR
Certified Real Estate Negotiation Expert

MEMBERSHIPS

Former Board Director for Ellis Early Learning (South End) and Community Work Services (Boston)
Beacon Hill Civic Association
The Boston Club
Harvard Alumni Association Class Reunions co-chair
Columbia Business School Women's Circle



DAVE KILLEN

Commercial Broker

508-451-0020

dkillen@landvest.com

PROFESSIONAL BACKGROUND

Dave Killen is a broker with over 25 years of experience in real estate sales, leasing, and development, construction management, and business negotiations in national and international markets. Dave enjoys operating in a team environment, and combines a disciplined approach with creative strategic thinking wherever necessary to get the best results possible for his clients.

Working his way through the Historic Districts of Nantucket, MA and Charleston, SC, to Belize, CA, Sonoma, CA, and to Boston, MA, Dave's closed deals range from 5000 SF to 97 acres. A proven communicator, Dave graduated from Milton Academy in '93 and Connecticut College in '97. A fifth generation native of Nantucket, MA, Dave is an experienced mariner and student of humanity who can be found during the warmer months sailing or fishing with his son.

EDUCATION

Milton Academy 1993

Connecticut College 1997

USCGA 1995-1996

USCG Master 50 Ton w Aux Sail/Commercial Towing Endorsements

MA Real Estate Broker

MEMBERSHIPS

USA 500 Back Bay Club

Co-Facilitator Commercial Real Estate Round Table

ICSC (International Council of Shopping Centers)

Courageous Sailing Center, Charlestown, MA

Nantucket Yacht Club, Nantucket, MA



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