

AVISON
YOUNG

58 Circuit Street

BOSTON, MASSACHUSETTS

For Sale



Versatile +/- 27,486 square foot school building
sitting on a 1.1-acre site

Ideal for an owner-user, or for a developer to convert the building to residential

58 Circuit Street

BOSTON, MASSACHUSETTS

Avison Young is pleased to offer for sale 58 Circuit Street in the Roxbury neighborhood of Boston, Massachusetts. The prominent +/- 27,486 square foot building is currently owned and occupied by a 200-student charter school. The school will be vacating in June of 2025, presenting an outstanding opportunity for the next owner to utilize the existing improvements for a school, church, community center or similar, or conversely for a developer to re-position the property as residential apartments or condominiums.

58 Circuit Street is situated on a generous 1.11-acre site nestled in-between the Fort Hill and Nubian Square neighborhood districts of Roxbury. The immediate area is primarily residential, with a mix of townhomes, two-to-three family homes, and larger multi-family apartments and condominiums. The property is only a five-minute walk from Nubian Square, which features an abundance of amenities and restaurants, as well as the Nubian MBTA bus station with 16 different bus routes that extend throughout Boston. For MBTA Orange Line rail service, the property is less than a mile from both the Jackson Square and Roxbury Crossing stations, providing swift and convenient public transportation access to Downtown Boston and beyond.

The existing improvements at 58 Circuit Street include an original three-story plus basement brick building that was constructed in 1899 and gut renovated in 2006, and a large single-story addition that was constructed in 2008. The building features nineteen classrooms, ample office space, and a large open cafeteria/gym/auditorium. On-site parking is provided by a circular driveway with 18 parking spaces, and the property is surrounded by an abundance of un-restricted on-street parking along Circuit Street.

In total, 58 Circuit Street presents an excellent opportunity for a buyer to utilize the existing improvements, or for an investor to re-imagine and re-develop the property as residential apartments or condominiums. For more information, please contact a member of the Avison Young sales team or visit the website listed below.

Please Visit: properties.avisonyoung.com/58CircuitStreet

For More Information Please Contact:

Capital Markets Team

Scott Jamieson

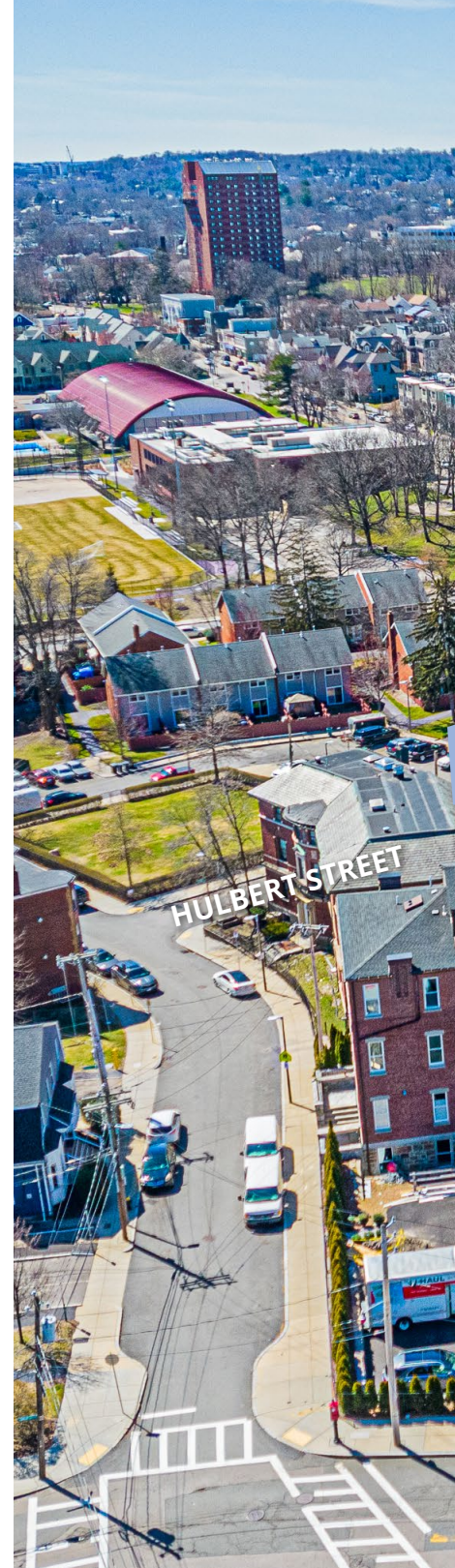
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1.11
Acre
Site



+/-27,486 SF

School
Building

1 to 3

Stories Plus
Basement

2006 - 2008

Gut Renovation
& Expansion

18

Parking
Spaces



58 Circuit Street's strategic location provides easy access to Longwood Medical Area, Back Bay, South End, Downtown Boston, and all the robust amenities that Boston offers.



Nearby Nubian Square is the commercial center of Roxbury and provides a rich assortment of culturally diverse restaurants and casual eateries including Fasika Café, Silver Slipper Restaurant, Dudley Café, El Mondonguito, Ethiopian Café and Pizza, Suya Joint, and Maxine's on Saint James.



Close to major thoroughfares including Washington Street, Columbus Avenue, and Tremont Street/Dudley Street.



LONGWOOD MEDICAL AREA

FENWAY/KENMORE



ROXBURY CROSSING

RUGGLES



42



42



42

58 Circuit Street

WASHINGTON STREET

CIRCUIT STREET

REGENT STREET

HULBERT STREET



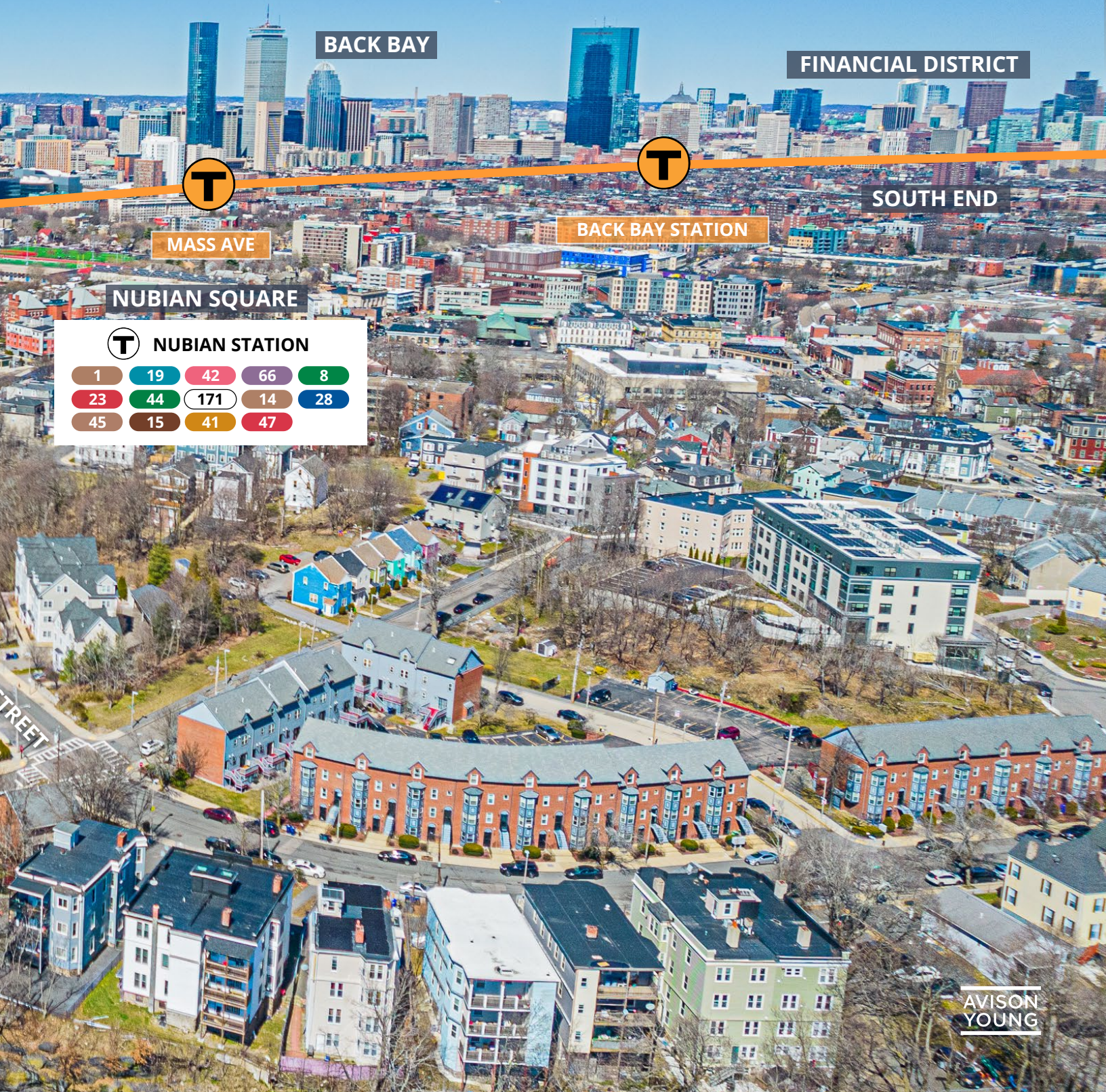
Immediate access to the 42-bus line at the corner of Circuit Street and Washington Street, and only 0.3 miles from Nubian Station, a major bus service hub that provides service to 16 different MBTA bus routes, including two Silver Line rapid transit lines.



Only 0.8 miles from both the Jackson Square and Roxbury Crossing Orange Line "T" Stations, offering quick connections to Back Bay Station, Downtown Boston, and beyond.



Just over 1 mile from the Uphams Corners and Newmarket MBTA commuter rail stations, servicing the Fairmont, Franklin/Foxboro and Providence/Stoughton lines, and 1.2 miles from Ruggles Station, serving the Needham commuter rail line.



BACK BAY

FINANCIAL DISTRICT

SOUTH END

MASS AVE

BACK BAY STATION

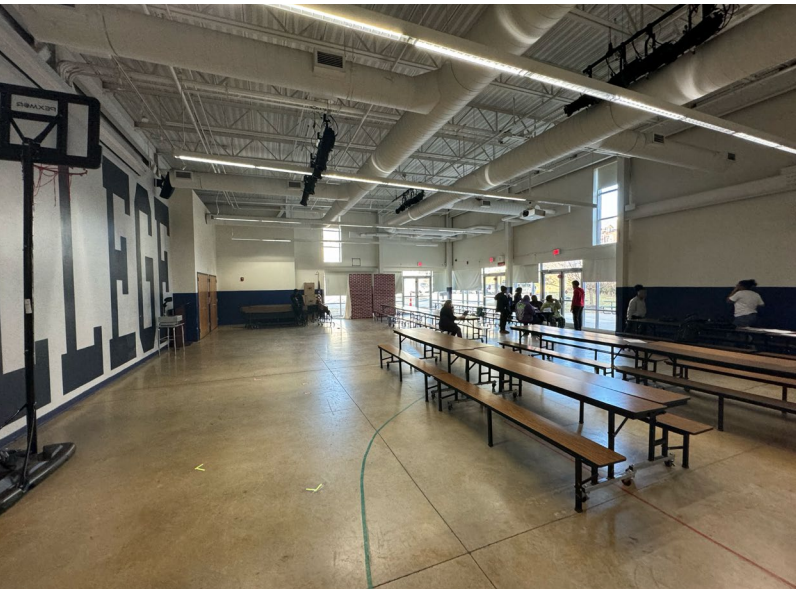
NUBIAN SQUARE

T NUBIAN STATION

- 1
- 19
- 42
- 66
- 8
- 23
- 44
- 171
- 14
- 28
- 45
- 15
- 41
- 47

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