

SALE

PRIME DEVELOPMENT SITE IN AAA LOCATION, APPROVED FOR 16 UNITS

1954 Commonwealth Avenue Boston, MA 02135



PROPERTY DESCRIPTION

Generational opportunity to purchase a premier development opportunity. Includes Approvals from the City of Boston for 16 market-rate condos/apartments in one of Greater Boston's most desirable locations. This parcel is near Brookline and Newton, the MBTA Green Line, and major universities. The 13,000+ square foot parcel offers views of the reservoir, and the approved plans allow for spacious units and ideal layouts. A dream opportunity to create a spectacular property in one of the strongest sale/rental markets in Boston.

LOCATION DESCRIPTION

Premier location in Greater Boston steps to both Brookline and Newton with the MBTA Green Line at your doorstep and the gorgeous Chestnut Hill Reservoir right behind you.

OFFERING SUMMARY

Sale Price:	\$3,895,000
Lot Size:	13,364 SF

Todd Glaskin **Gregg Leppo**
617 843 5685 781 330 0592



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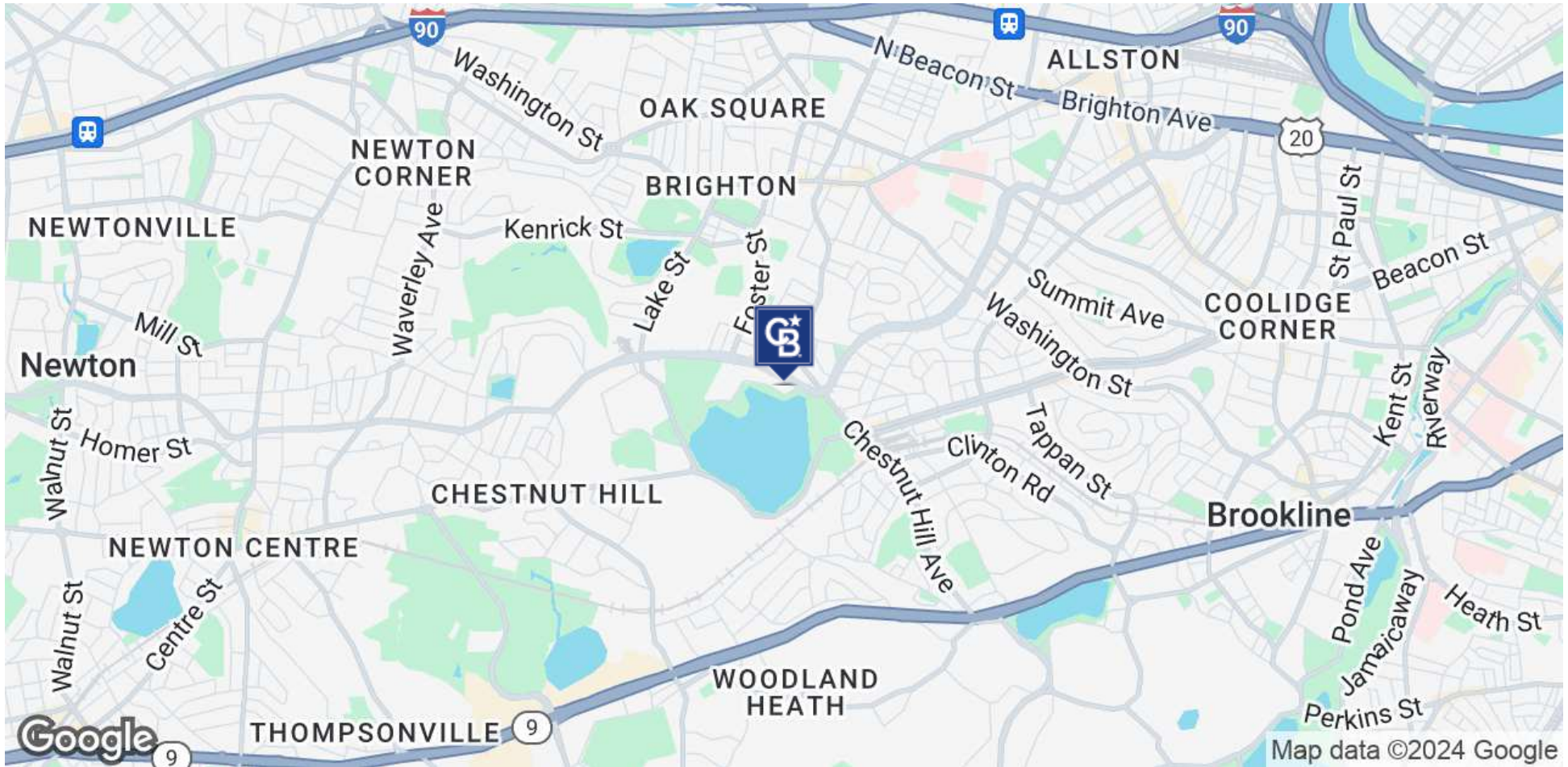


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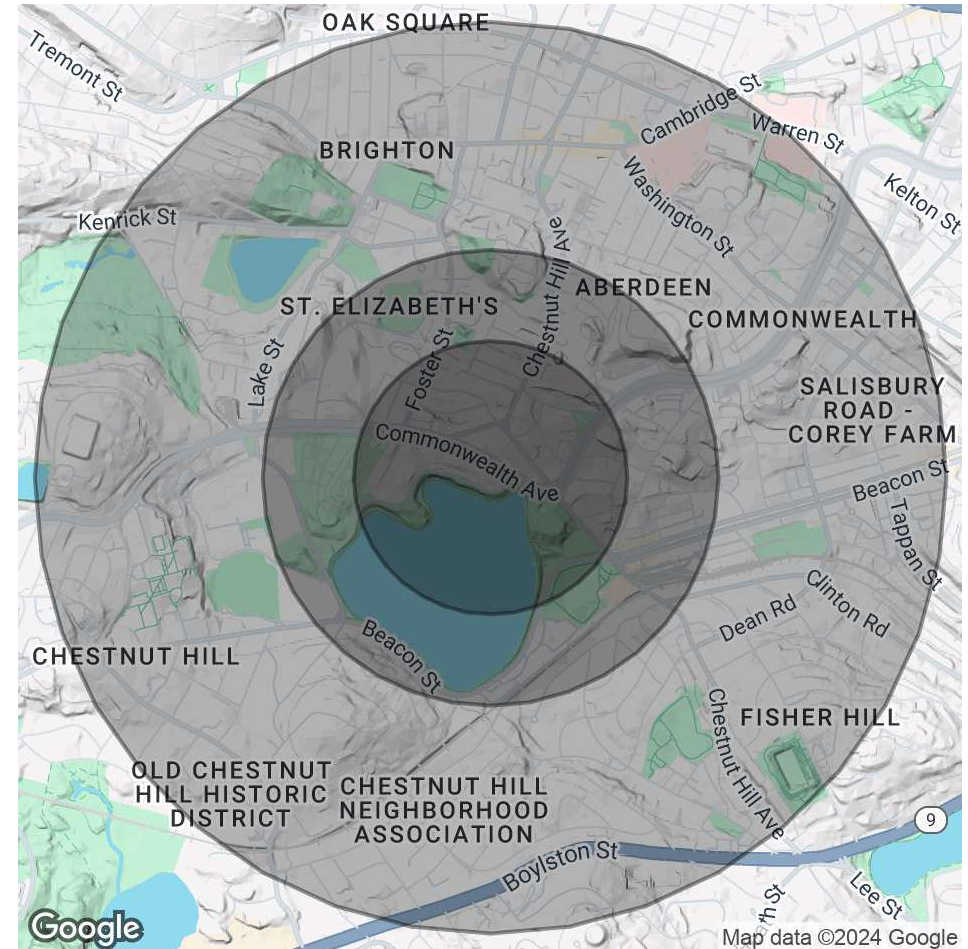
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,160	13,560	43,085
Average Age	35	36	36
Average Age (Male)	34	35	36
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,052	6,518	17,193
# of Persons per HH	2	2.1	2.5
Average HH Income	\$95,978	\$113,390	\$140,678
Average House Value	\$571,744	\$748,579	\$875,607

Demographics data derived from AlphaMap



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