

820-824 HUNTINGTON AVE

BOSTON, MA 02115



\$3,095,000

2 Commercial | 4 Residential | 4,740SF | Mixed-Use Asset



EXECUTIVE SUMMARY

Positioned at the epicenter of Boston's transformative Mission Hill growth corridor, 820-824 Huntington Avenue delivers a fully stabilized mixed-use investment with compelling upside. This 6-unit corner property sits adjacent to the Longwood Medical Area and features four consistently leased residential apartments with 10 bedrooms, and two high-visibility ground-floor retail spaces.

Fully occupied, the property generates robust in-place income secured by two long-term commercial leases with scheduled, contractual rent increases. The income is further de-risked by the anchor tenant, Huntington Avenue Market, which has extended its lease through January 2031 and features a tax-stop clause that passes future tax increases on to the tenant. The district's allowance for lodging houses as a conditional use, akin to a streamlined special permit with reduced approval hurdles, opens doors to lucrative short-term rentals or master leases with Longwood Medical institutions for staff, patients, or families.

Amid over 5 million square feet of proposed life science, research, healthcare, and residential developments, this asset is primed for sustained appreciation. Steps from the MBTA Green Line and a short walk to Harvard Medical School, Northeastern University, and premier hospitals, it attracts high-income professionals seeking seamless connectivity, making it an ideal hold for investors blending immediate cash flow with strategic repositioning.

RENT ROLL & OPERATING INCOME & EXPENSES

OPERATING INCOME & DEPOSITS					
Description	Beds	Baths	Area	Current Rents 2025	Projected Rents 2026
Unit 1	3	1	900 sf	\$ 3,800.00	\$ 4,050.00
Unit 2	2	1	750 sf	\$ 3,600.00	\$ 3,800.00
Unit 3	3	1	900 sf	\$ 4,000.00	\$ 4,300.00
Unit 4	2	1	750 sf	\$ 3,600.00	\$ 3,900.00
Barber Shop	NA	1	600 sf	\$ 2,900.00	\$ 3,000.00
Market	NA	1	600 sf	\$ 1,876.00	\$ 1,913.52
Total Unit Info:	10	6	4,500 sf		
Monthly Gross Income:				\$ 19,776.00	\$ 20,963.52
Annual Gross Income:				\$237,312.00	\$ 251,562.24

OPERATING INCOME & EXPENSES		
INCOME	Current 2025	Projected 2026
Gross Annual Rent	\$ 237,312.00	\$ 251,562.24
NSF Fees	\$ 50.00	\$ 50.00
Tenant Lock Replacement Charges	\$ 366.25	\$ 366.25
Tenant Cleaning & Damage Fees	\$ 989.96	\$ 989.96
Laundry Income	\$ 622.74	\$ 622.74
Total Operating Income:	\$ 239,340.95	\$ 253,591.19
EXPENSES		
Advertising/Marketing	\$ 62.76	\$ 63.76
Cleaning & Trash	\$ 3,000.00	\$ 3,000.00
Insurance	\$ 4,325.00	\$ 4,325.00
Management	\$ 7,200.00	\$ 7,200.00
Professional Fees	\$ 3,425.00	\$ 3,425.00
Repairs & Maintenance	\$ 8,518.00	\$ 8,518.00
Taxes	\$ 18,349.91	\$ 18,349.91
Utilities	\$ 7,167.14	\$ 7,167.14
Miscellaneous Expenses	\$ 600.00	\$ 600.00
Total Operating Expenses:	\$ 52,647.81	\$ 52,648.81
Net Operating Income:	\$ 186,694.14	\$ 200,942.38
Purchase Price:	\$3,095,000.00	\$3,095,000.00
Cap Rate:	6.03%	6.49%

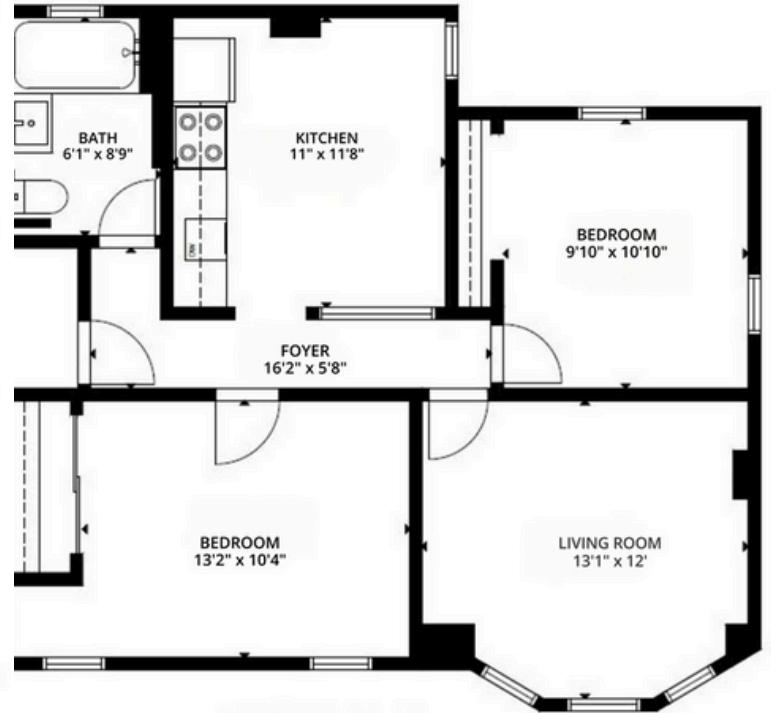




FLOOR PLANS

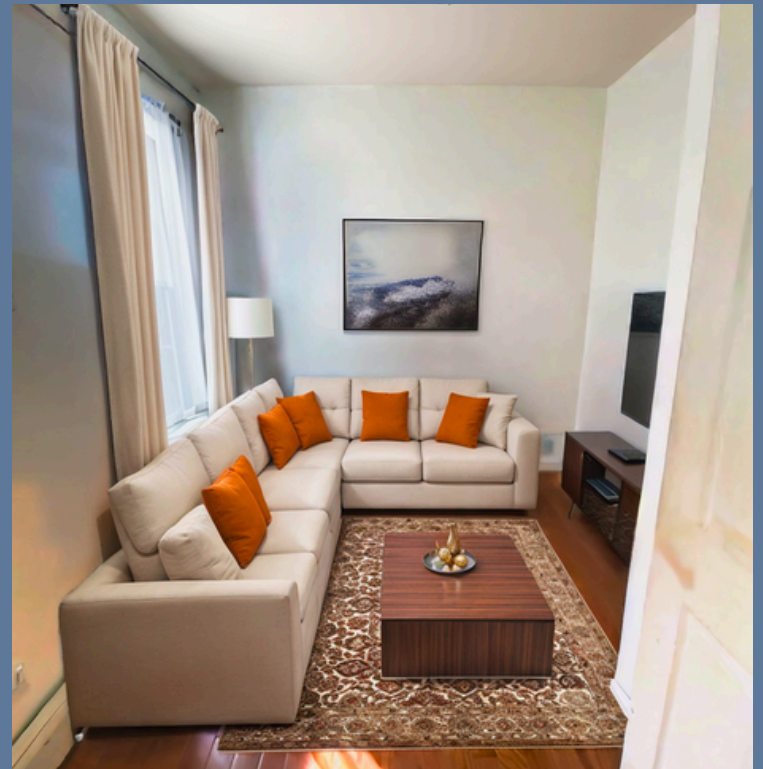


UNITS 1 & 3



UNITS 2 & 4





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