

9-45 VALE STREET

1.98 ACRES | DORCHESTER, BOSTON, MA



Boston Realty Advisors

INVESTMENT HIGHLIGHTS

DEVELOPMENT OPPORTUNITY

Located in the Fort Hill area of Dorchester which has been a beneficiary of growth in recent years, 9-45 Vale Street offers 2 acres of potential residential development opportunity.

TRANSIT ORIENTED DEVELOPMENT

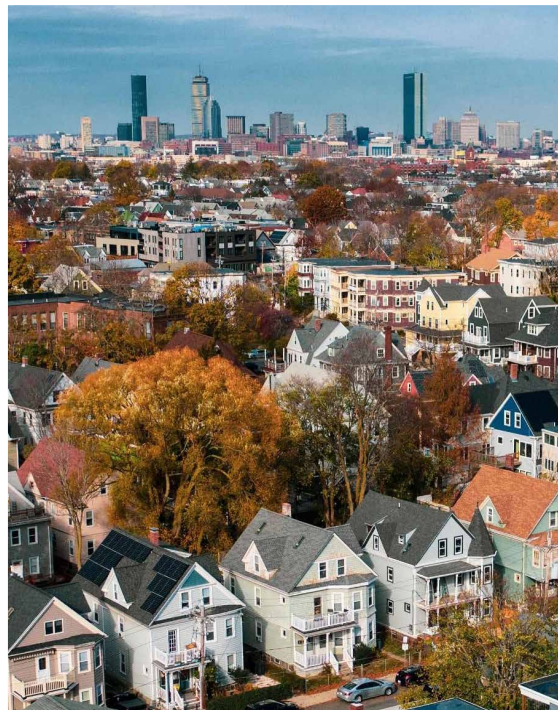
The site is considered a transit oriented development as the Orange Line MBTA is just a 5-minute walk from the sites location. The Orange Line provides access for tenants into Boston or other points throughout the city.

BOSTON'S HOUSING SUPPLY

Boston needs housing. The site is currently underutilized and not producing property taxes. We believe this site would be well received if a large scale housing development is proposed.

TAX CREDITS

The site has a history of a manufacturing plant dating back over 100 years. There is evidence of site impact from previous uses. Potential new owners could benefit from Brownfield Tax Credits.



AVAILABILITY	SUBMARKET	MARKET
Vacancy Rates	8.4% ↓	5.8% ↑
Vacant Units	723 ↓	16.5K ↑
Market Asking Rent/Unit	\$2,816 ↑	\$2,968 ↑
Market Effective Rent/Unit	\$2,796 ↑	\$2,945 ↑
Concession Rate	0.7% ↓	0.8% ↓
Studio Asking Rent	\$2,436 ↓	\$2,542 ↑
1 Bedroom Asking Rent	\$2,544 ↑	\$2,698 ↑
2 Bedroom Asking Rent	\$2,974 ↓	\$3,137 ↑
3 Bedroom Asking Rent	\$3,487 ↑	\$4,268 ↑

ROXBURY/DORCHESTER MULTIFAMILY MARKET STATISTICS



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire **9-45 Vale Street**, a 1.98 acre undeveloped land parcel in the Fort Hill area of Dorchester, MA. Vale Street presents a rarely available opportunity for a developer or owner/user to develop a large scale housing or commercial project in a premier section of Boston, MA. The parcel is well located just a 5-minute walk from the Orange Line MBTA station and major thoroughfares such as Columbus Avenue. The parcel offers unique access as it borders three streets directly and abuts multiple vacant parcels currently owned by the City of Boston.

9-45 Vale Street represents an extremely unique opportunity to develop a large parcel in a high-growth submarket of Boston. Boston Realty Advisors will be conducting site tours of the property in the upcoming weeks with a call-for-offers to follow.

9-45 VALE STREET

ADDRESS

1.98 ACRES (86,422 SF)

SITE SIZE

1100415000

PARCEL ID

ROXBURY NEIGHBORHOOD

ZONING DISTRICT

3F-4000

SUBDISTRICT

**MANUFACTURING
(DEMOLISHED IN 1960'S)**

PREVIOUS USE

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