

170

COMMONWEALTH

BOSTON, MA

OFFICE / MEDICAL / RETAIL
CONDOMINIUMS
FOR SALE

REDUCED PRICING

2,698-7,335 SF
FIRST FLOOR & GARDEN LEVEL

RARE BOUTIQUE
MEDICAL & SURGICAL THEATER
SPACE LOCATED IN
THE VENDOME BUILDING





170
COMMONWEALTH

Boston Realty Advisors is excited to present 170-170A Commonwealth Ave for sale. Brand new to the market, these unique pieces of real estate offer one of the most sought-after attributes to commercial retail, office, and medical users while boosting the appeal of being centrally located in one of Boston's most desirable submarkets. Set against Boston's trademark historic charm and located in the French inspired "The Vendome Building," this premier opportunity to own comes second to none.

PROPERTY DESCRIPTION

2,698 - 7,335 SF - Comprised of Two Contiguous Commercial Units



- » 1ST Floor - 4,637 SF
- » Garden Level - 2,698 SF



Programmed with a Mix of Private Offices, Plumbed Treatment, and Operating/Surgical Rooms. (Extensive Medical Infrastructure Throughout)



Private and Dedicated Front Street Facing Access



Handicap Accessible



Professionally Managed and Full-Service Building Offering 24 hr. Concierge and Onsite Superintendent



Permitted Uses - Retail, Showroom, or Business/Professional Office

MARKET SNAPSHOT

The Back Bay remains one of the strongest and most recognizable neighborhoods in New England. Newbury and Boylston Street, located just steps from The Vendome, have firmly established themselves as destinations renowned for their unmatched shopping and dining experiences. The streets boast an exceptional mix of high-end boutiques, flagship stores, and an astonishing selection of world-class restaurants, making them an irresistible magnet for both residents and visitors from far and wide. A true work-live-play market!

TRANSIT ORIENTED

The Vendome Condos are situated in a central location (Dartmouth St - Commonwealth Ave) with immediate access to public transit via the Green Line and Orange Line T, bus stops, and city bike (Bluebikes). Back Bay Station, I-90, and Storrow Drive also make it easy for employees and guests to travel outside of the city via train and car.

WALK SCORE



100

TRANSIT SCORE



95

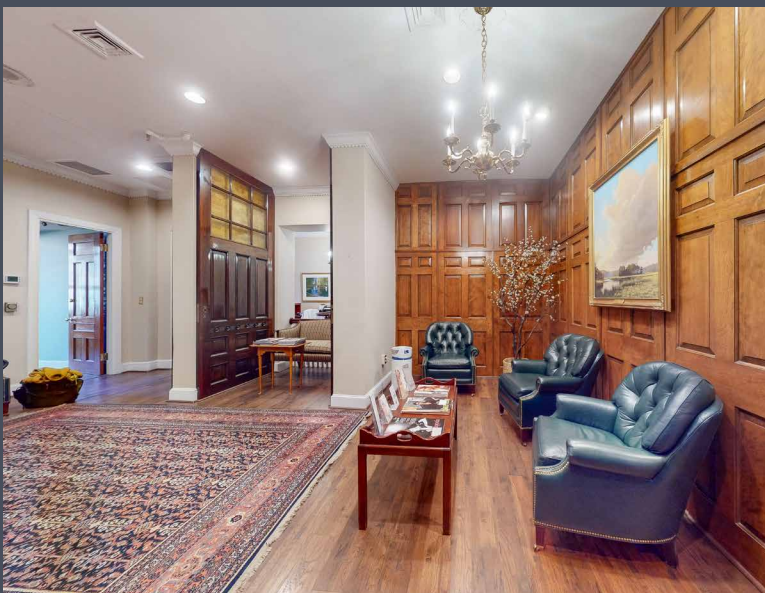
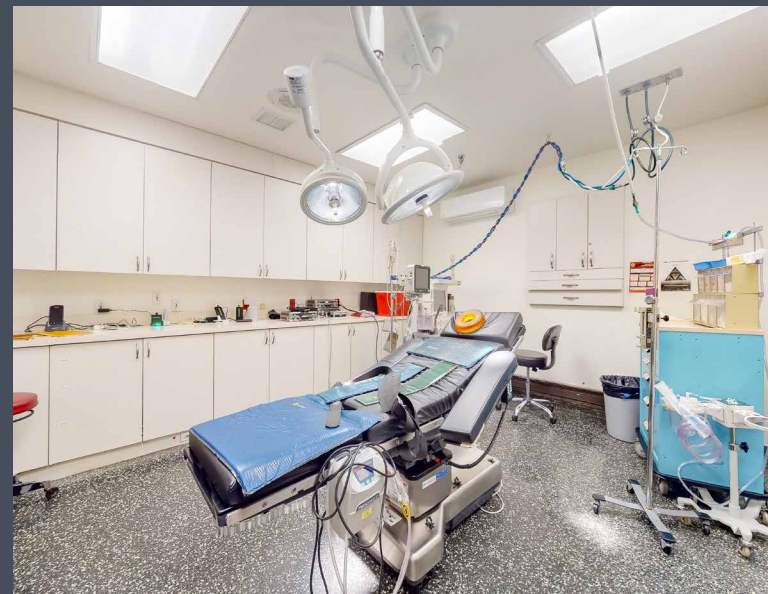
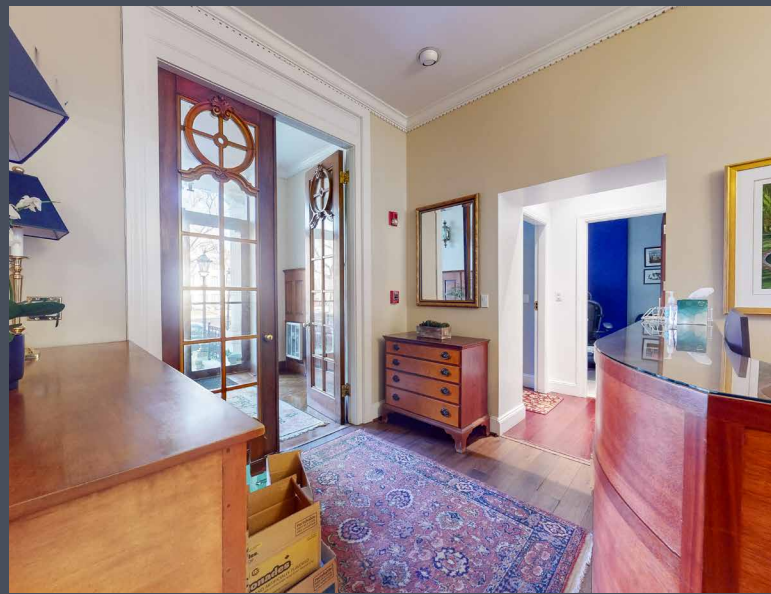
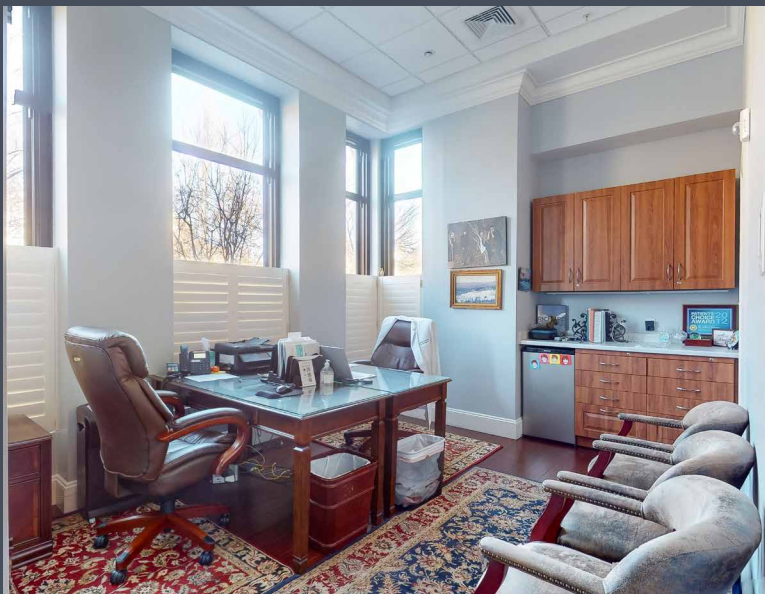
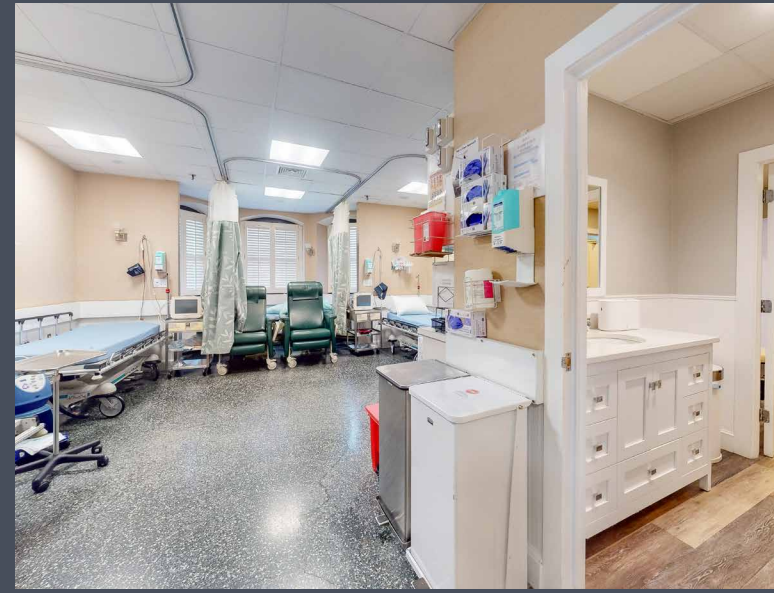
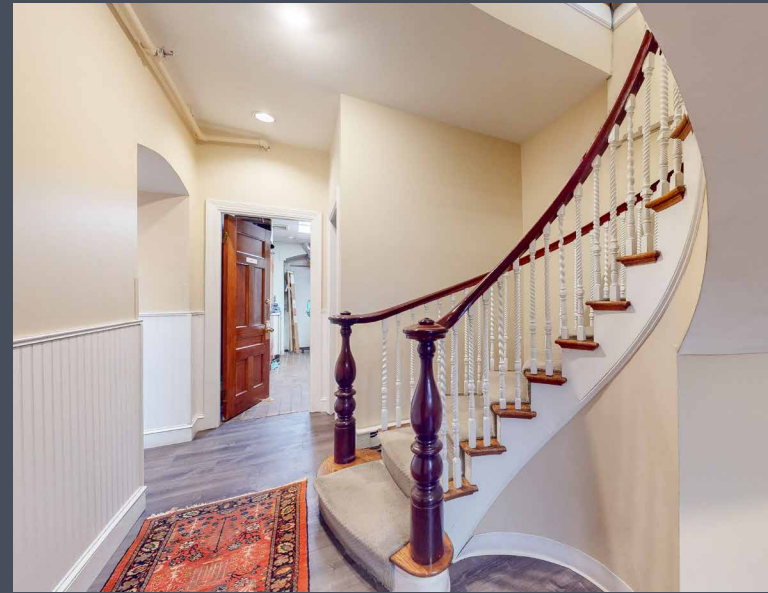
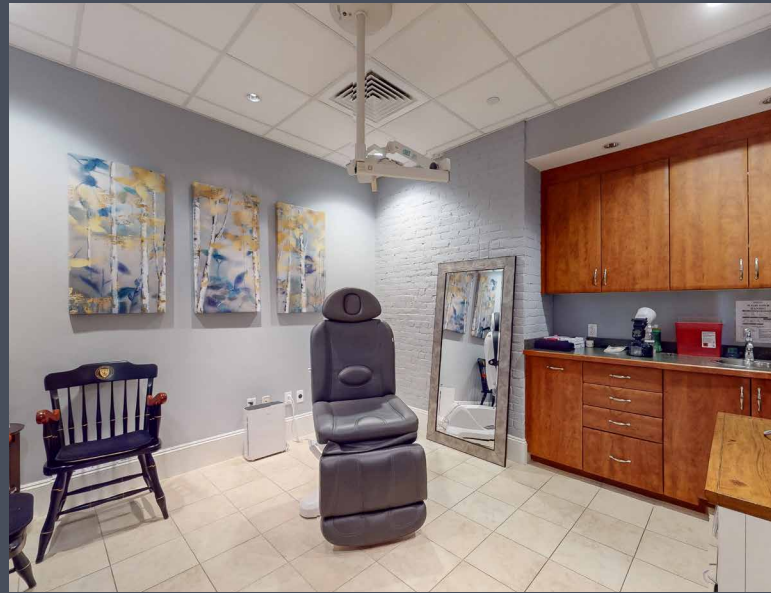
BIKE SCORE



87

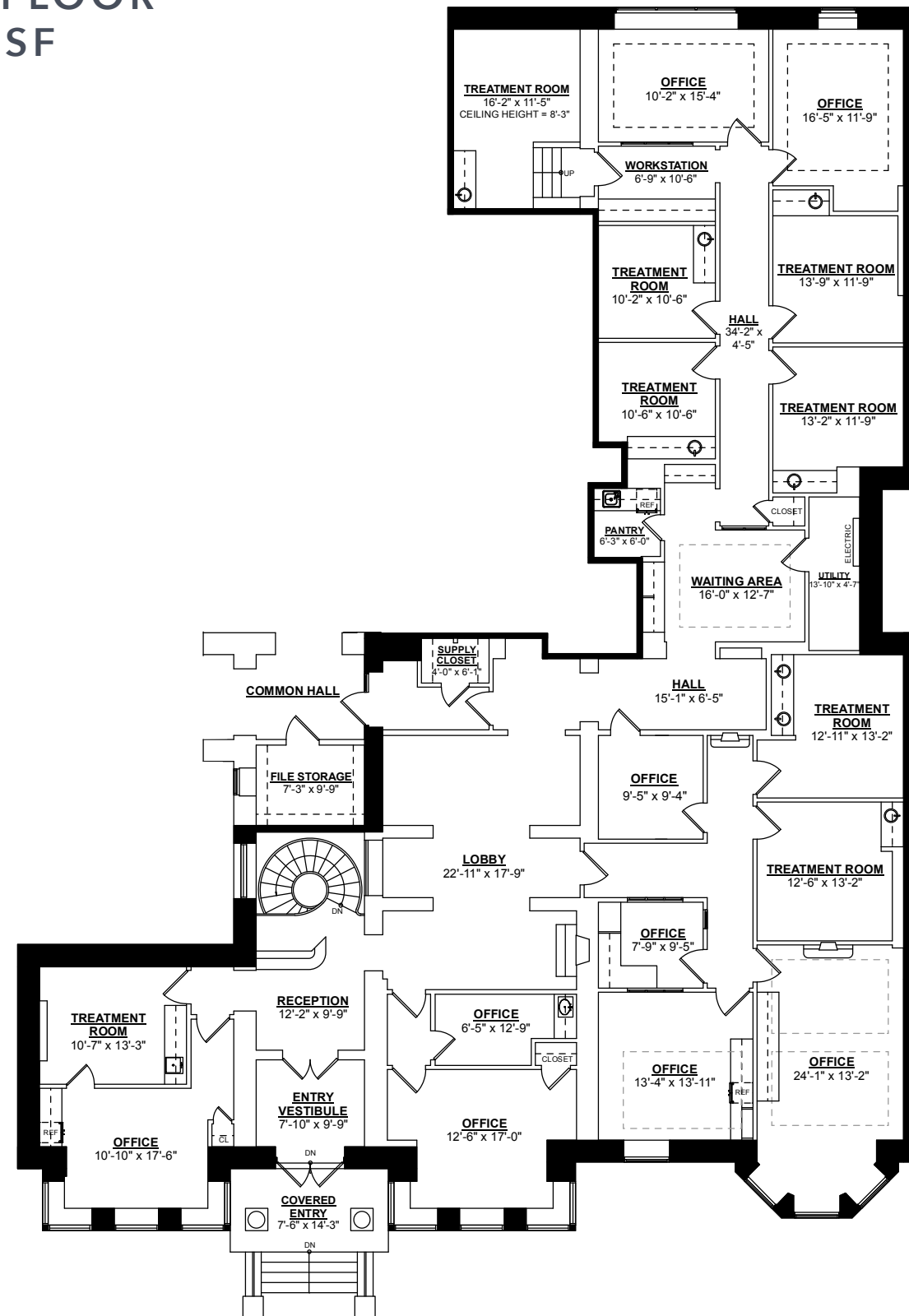
1ST FLOOR

GARDEN LEVEL



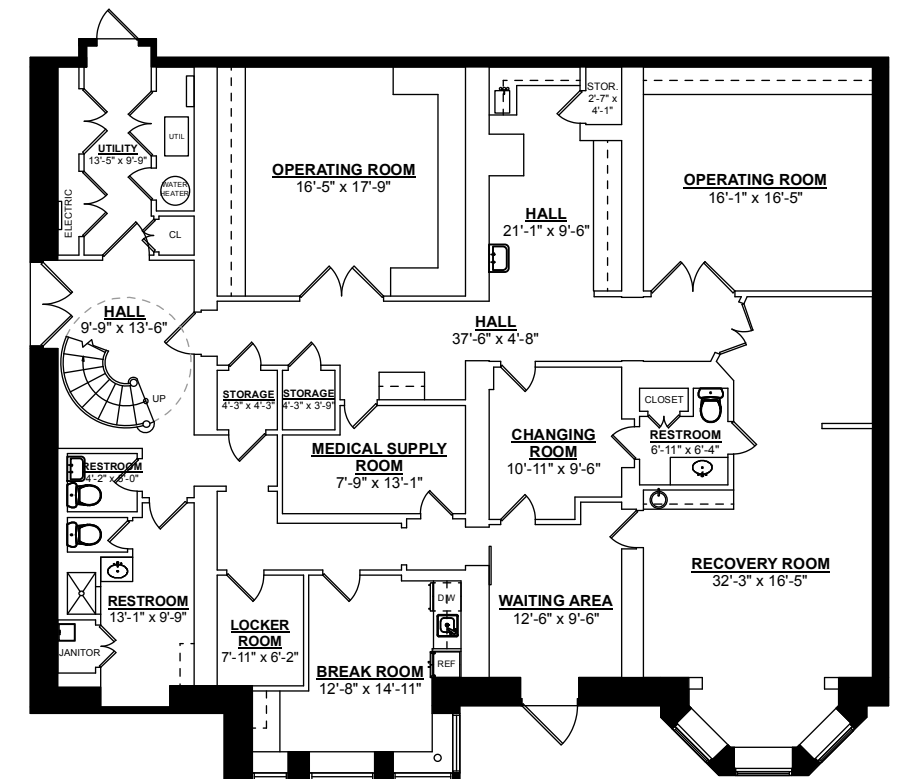
FLOORPLANS

FIRST FLOOR
4,637 SF



170 COMMONWEALTH AVE

GARDEN LEVEL
2,698 SF



170A COMMONWEALTH AVE

THE VENDOME BUILDING



170
COMMONWEALTH

= PARKING



	FIRST FLOOR	GARDEN LEVEL
UNIT #	U-3B, U-4 U-4A & U-5	L-7
SALE PRICE	\$3,650,000 Reduced to \$3,160,000	\$2,150,000 Reduced to \$1,830,000
SALE PRICE (BOTH FLOORS)	\$5,800,000 Reduced to \$4,990,000	
CONDO FEES	\$60,756 – CY 2024 (\$5,063/Mo)	\$43,152 – CY 2024 (\$3,596.00/Mo)
RE TAXES	\$44,102.53 – FY 2024 (\$3,675.21/Mo)	\$21,079.00 – FY 2024 (\$1,756.58/Mo)
DELIVERY	Free and Clear; No Existing Lease(s) in Place	
UTILITIES	Separately Metered for Electricity	Separately Metered for Electricity and Water



BACK BAY AT A GLANCE

+118

RESTAURANTS/ BARS

+38

CAFE/
COFFEE SHOPS

32

PARKING GARAGES

16

CHARGING STATIONS

+5,262

HOTEL ROOMS

29

FITNESS CENTERS

\$133K

AVG. HOUSEHOLD INCOME

496K

TOTAL DAYTIME
EMPLOYMENT

JUSTIN D. HARLOW
Managing Director
617.850.9613
jharlow@bradvisors.com

BONNY L. DOORAKIAN
Managing Director & Partner
617.850.9655
bdoorakian@bradvisors.com

ALEKSIA BULKU
Commercial Marketing Associate
508.530.8226
abulku@bradvisors.com

MORE PHOTOS HERE:



136 Newbury Street | Boston, MA 02116 | 617.375.7900 | BRAdvisors.com

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