

OFFERING MEMORANDUM

262
-
264
WEST
BROADWAY
SOUTH
BOSTON



262 264

WEST BROADWAY



EXECUTIVE SUMMARY

262-264 West Broadway is a 4-story building featuring 3 residential apartments, 1 ground-floor retail space, and 4 parking spots. Located just steps from South Boston's popular bars, restaurants, and shops, and minutes from the Broadway Red Line, the property also offers easy access to the Seaport, major highways, and Logan Airport.

Property Composition	3 Residential (3 Bed, 2 Bath Apartments) 1 Commercial Retail Unit (with Full Basement)
Space Use	Retail/Commercial
Zoning	MFR/LS
Parking	4 Parking Spots
Utilities	Gas and electric are separately metered for each unit. Water is common
Roof	Half of the roof was replaced in 2022
Rear Decks/Stairs	Decking and stairs/risers replaced in 2023
Walk Score®	Very Walkable (85)
Transit Score®	Excellent Transit (86)
Bike Score®	Very Bikeable (75)
Total SQ FT	6,774 SF



INVESTMENT HIGHLIGHTS

REVITALIZATION

West Broadway, historically known as “Big Broadway,” has undergone significant revitalization, attracting new residences, shops, offices, and restaurants.

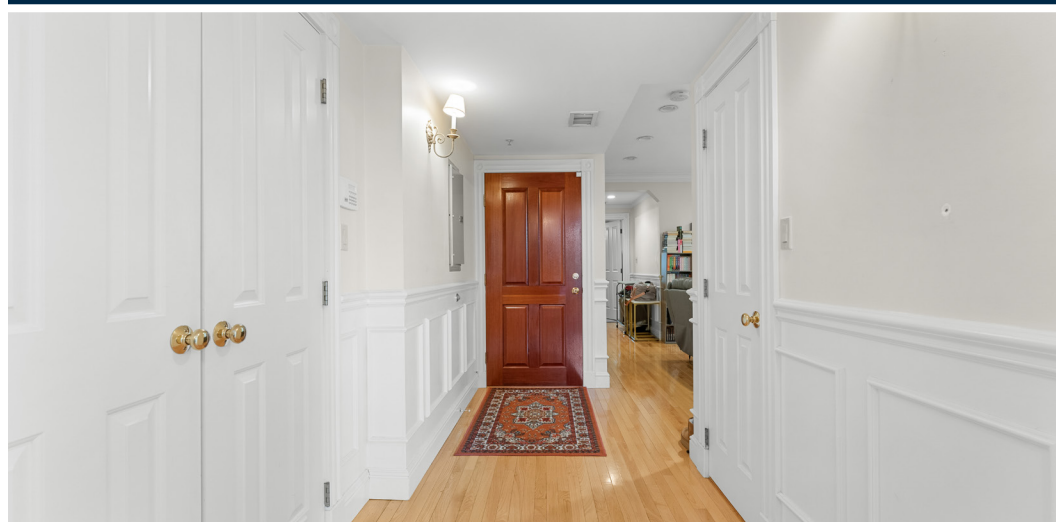


THRIVING DEMOGRAPHICS

South Boston's population has grown over 25% since 2000, with a sharp rise in young, educated and high income residents. Its proximity to downtown beaches and the Seaport, combined with a lively dining and entertainment scene, fuels strong demand. This keeps vacancy rates low and rents steadily rising.

COMMUNITY

South Boston is known for its strong community spirit, where developments are often shaped by neighborhood input to reflect local values. With destinations like the Seaport, Castle Island, Broadway Shops and Restaurants, and South Bay Center nearby, the area offers a lively mix of recreation, shopping, and waterfront charm that attracts residents and visitors.



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WALKTHROUGH



INVESTMENT HIGHLIGHTS

SUPERIOR ACCESSIBILITY

262-264 West Broadway benefits from its proximity to public transportation, major highways, and Logan International Airport. The Property is situated within walking distance to several bus routes with direct access to Downtown Boston as well as the MBTA Red Line at Broadway and Andrews Square stations. The Property is also easily accessible via Interstates 90 and 93, the region's primary thoroughfares, and less than 4 miles from Boston's Logan International Airport.



AIRPORT
12 MIN



BROADWAY
3 MIN



I-93
4 MIN



ANDREWS SQUARE
6 MIN



I-91
6 MIN



SEAPORT
5 MIN



FINANCIAL
DISTRICT

LOGAN AIRPORT
FERRY TERMINAL

ROWES WHARF

~~COURTHOUSE~~



SOUTH STATION





FORT POINT

SOUTH BOSTON

SEAPORT
DISTRICT

Reserved Channel

262-264 WEST BROADWAY

	TRANSIT ROUTE
	BUS ROUTES
	FERRY / WATER TAXI
	RAILROUTE



PROPERTY OVERVIEW

COMMERCIAL RETAIL UNIT

Space Available:	1,650 SF
Estimated Rental Income:	\$8,250 (\$60 PSF) NNN
Commercial Space Status:	Vacant
Condition:	2nd Gen Retail





PROPERTY OVERVIEW

RESIDENTIAL APARTMENTS

2ND FLOOR UNIT #1

Specs: 3 Bed, 2 Bath, 1,323 SQ FT

Status: Currently rented as a TAW

3RD FLOOR UNIT #2

Specs: 3 Bed, 2 Bath, 1,331 SQ FT

Status: Currently rented as a TAW

4TH FLOOR UNIT #3

Specs: 3 Bed, 2 Bath, 1,300 SQ FT

Status: Currently rented as a TAW





FINANCIALS

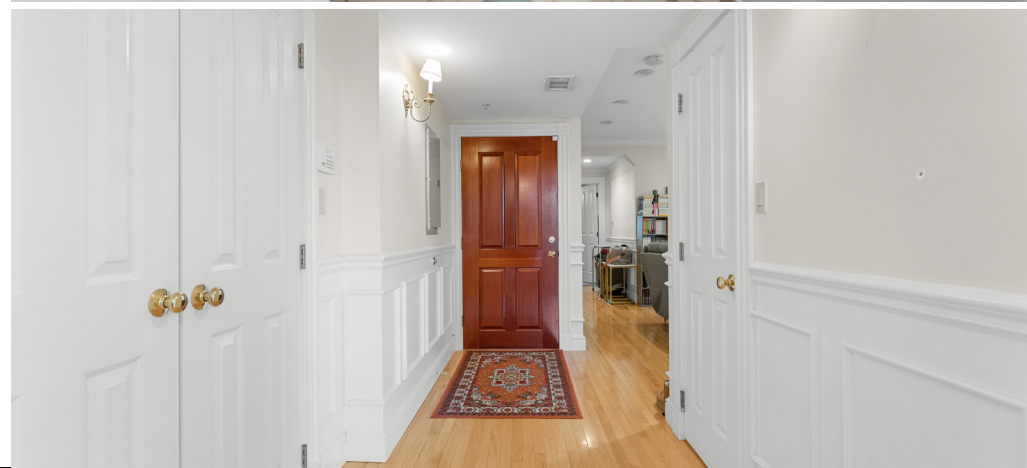
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Unit	Beds/Baths/Parking	Current Rents	Market Rents	Total Annual	Lease Status
Commercial	0/1/1	\$ -	\$ \$8,250	\$ 99,000	Vacant
1	3/2/1	\$ 3,500	\$ 5,800	\$ 69,600	TAW
2	3/2/1	\$ 3,500	\$ 5,800	\$ 69,600	TAW
3	3/2/1	\$ 3,500	\$ 5,800	\$ 69,600	TAW
Annual Rental Income:				\$ 307,800	



YEARLY PROFORMA EXPENSES

Category	Cost
Taxes	\$ 22,358
Insurance	\$ 6,300
Water/Sewer	\$ 2,400
Common Electric	\$ 1,200
Repair & Maintenance	\$ 4,500
Cleaning/Snow Removal	\$ 1,500
DEDUCT 25% for NNN Lease	\$ (8,440)
Total Annual Expenses	\$ 29,818
Net Operating Income	<u><u>\$ 277,982</u></u>



GET IN TOUCH

262-264 W BROADWAY SOUTH BOSTON

Don't miss out on this exceptional opportunity in one of South Boston's most desirable locations. Contact Dodge today to schedule a viewing and explore this property.



DODGE TUCKER

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