

25 HAMILTON AVENUE

18-UNIT MULTIFAMILY OPPORTUNITY | 16 PARKING SPACES | LYNN, MA

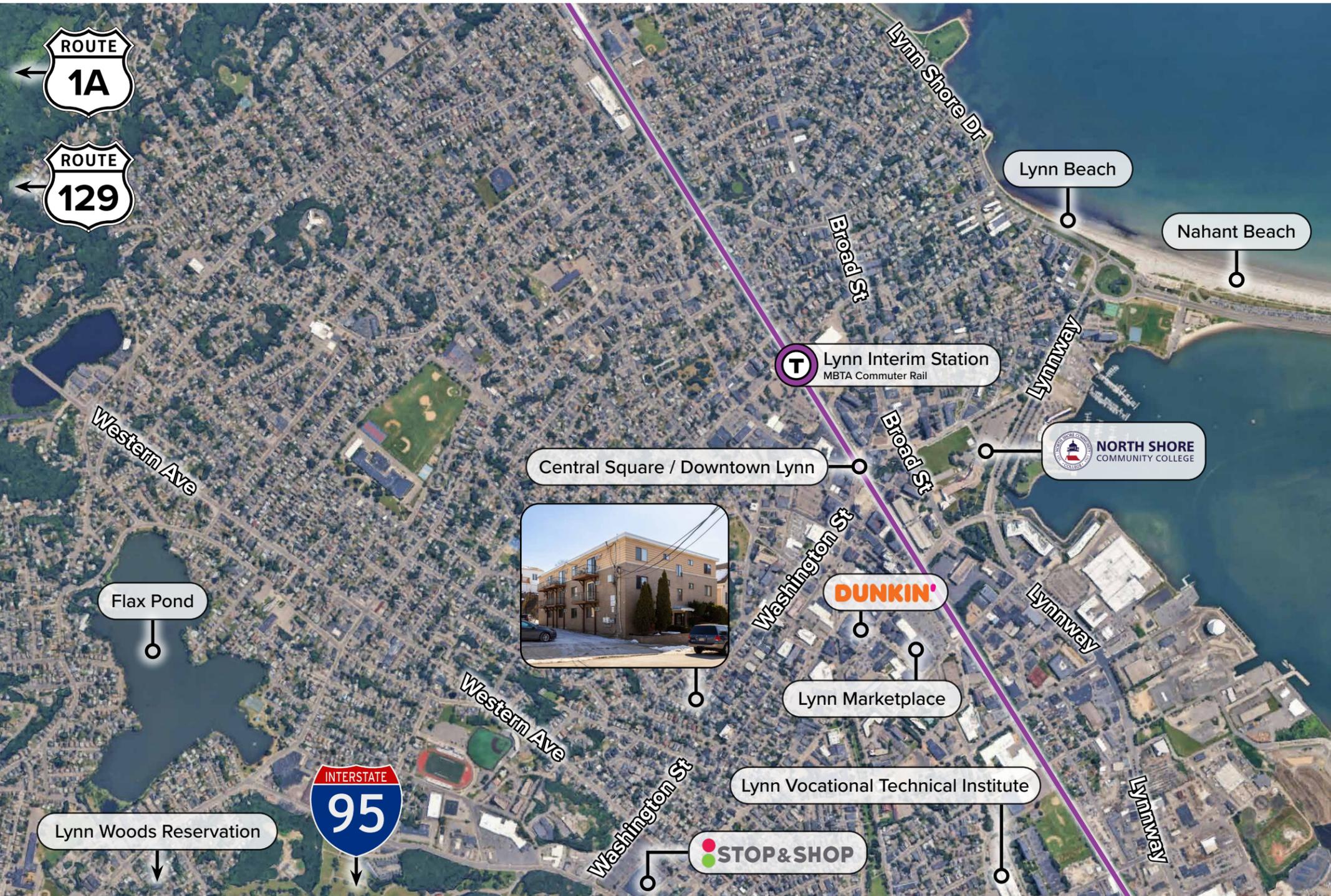


EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present **25 Hamilton Avenue**, an eighteen-unit multifamily property located in Lynn, Massachusetts. The three-story building is comprised entirely of one-bedroom apartments and contains 11,169 square feet of gross living area within a total building area of 15,468 square feet. The property sits on a 0.29-acre lot and includes sixteen (16) on-site parking spaces, providing a meaningful competitive advantage in this urban submarket. The property is equipped with energy-efficient building systems, including a solar array that fully offsets the building's electrical consumption.

Located just 10 miles north of downtown Boston along the scenic North Shore, Lynn, MA offers a balance of urban convenience and coastal charm. This historic city boasts a vibrant downtown, diverse dining and cultural experiences, and easy access to major routes including Route 1A, Route 129, and the MBTA commuter rail—making Boston and surrounding communities easily reachable.

Lynn's beautiful oceanfront parks, beaches, and the expansive Lynn Woods Reservation provide abundant outdoor recreation, while ongoing revitalization efforts continue to enhance its neighborhoods and waterfront. With its mix of classic architecture, new developments, and growing arts scene, Lynn is fast becoming one of the North Shore's most desirable places to live and invest.



INVESTMENT HIGHLIGHTS

STRATEGIC NORTH SHORE LOCATION

The property is located just outside of downtown Lynn, within one of the North Shore's most rapidly evolving urban markets. The property benefits from proximity to Central Square, Lynn's primary commercial and transit hub, as well as the city's expanding waterfront district. Ongoing public and private investment throughout downtown Lynn continues to enhance the area's appeal for both residents and investors.

TRANSIT-ORIENTED & HIGHLY ACCESSIBLE

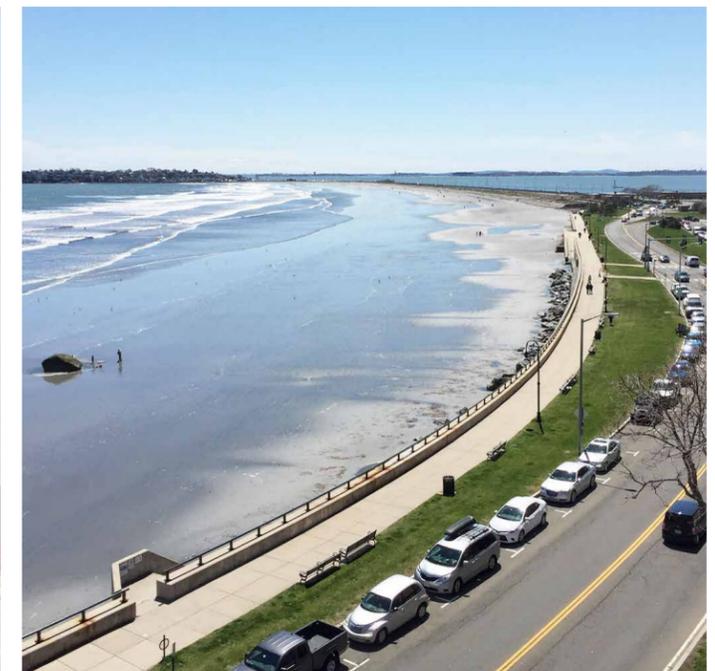
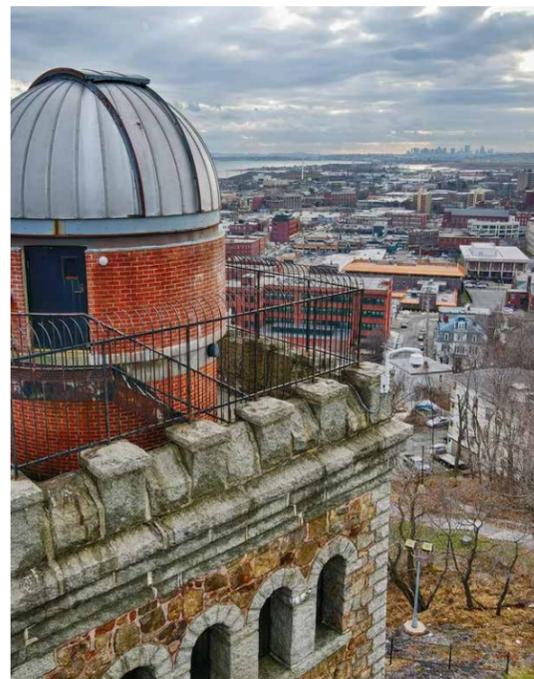
The property is situated within walking distance of the Lynn MBTA Commuter Rail Station, providing direct access to Boston's North Station in approximately 20 minutes. In addition, it offers convenient access to Route 1A, Route 107, and Interstate 95, allowing for efficient connectivity throughout Greater Boston, Salem, and the broader North Shore region.

STRONG MARKET FUNDAMENTALS

Lynn continues to experience rising rental demand driven by its relative affordability compared to Boston, improving transit access, and significant investment in downtown and waterfront redevelopment. The city's evolving amenity base and employment connectivity position the market for continued rental growth and long-term appreciation.

VALUE-ADD & CASH FLOW UPSIDE

The property offers meaningful value-add potential through a combination of rental growth and operational efficiencies. The property presents opportunities to increase rents through strategic improvements, while maintaining strong demand for one-bedroom units in the submarket.



25 HAMILTON AVENUE, LYNN, MA

MULTIFAMILY | 18 UNITS

Building Size	15,468 SF (Gross)
Total Living Area	11,169 SF
Units	18 (All 1 Bed / 1 Bath)
Year Built	1973 (renovated)
Occupancy	94.44%



ADDITIONAL HIGHLIGHTS

- Prime Lynn location
- Brick Building with new roof
- Solar Array offsetting 100% of electrical costs
- 16 off-street parking spaces
- On-site laundry facility
- Efficient Heat & Hot Water





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CAPITAL MARKETS

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