

FOR SALE
- PRICE REDUCED -

23 COMMONWEALTH AVENUE

Chestnut Hill, Massachusetts



PAUL MATT

508.846.8800

pmatt@kelleher-sadowsky.com

WILLIAM D. KELLEHER, IV

508.596.5395

wkelleher@kelleher-sadowsky.com





PROPERTY DESCRIPTION

Kelleher & Sadowsky Associates is pleased to introduce you to 23 Commonwealth Avenue. Conveniently located in the heart of Chestnut Hill, this two-story office building has been occupied by Arrow Mutual Liability Insurance for 50+ years. This ideally located offering sits directly across the street from the main entrance to Boston College and on the MBTA Green Line in a mixed residential, retail, and professional office neighborhood. The finished space is approximately 2,000 square feet and includes a full basement. Located on Route 30, the site provides excellent access to major thoroughfares including Massachusetts Turnpike (Route 90) as well as Routes 9 & 20. The building resides in a Business 1 District (B1) which allows for a number of end uses including: residential, retail (including restaurant) and 2 story office (3 story with special permit).

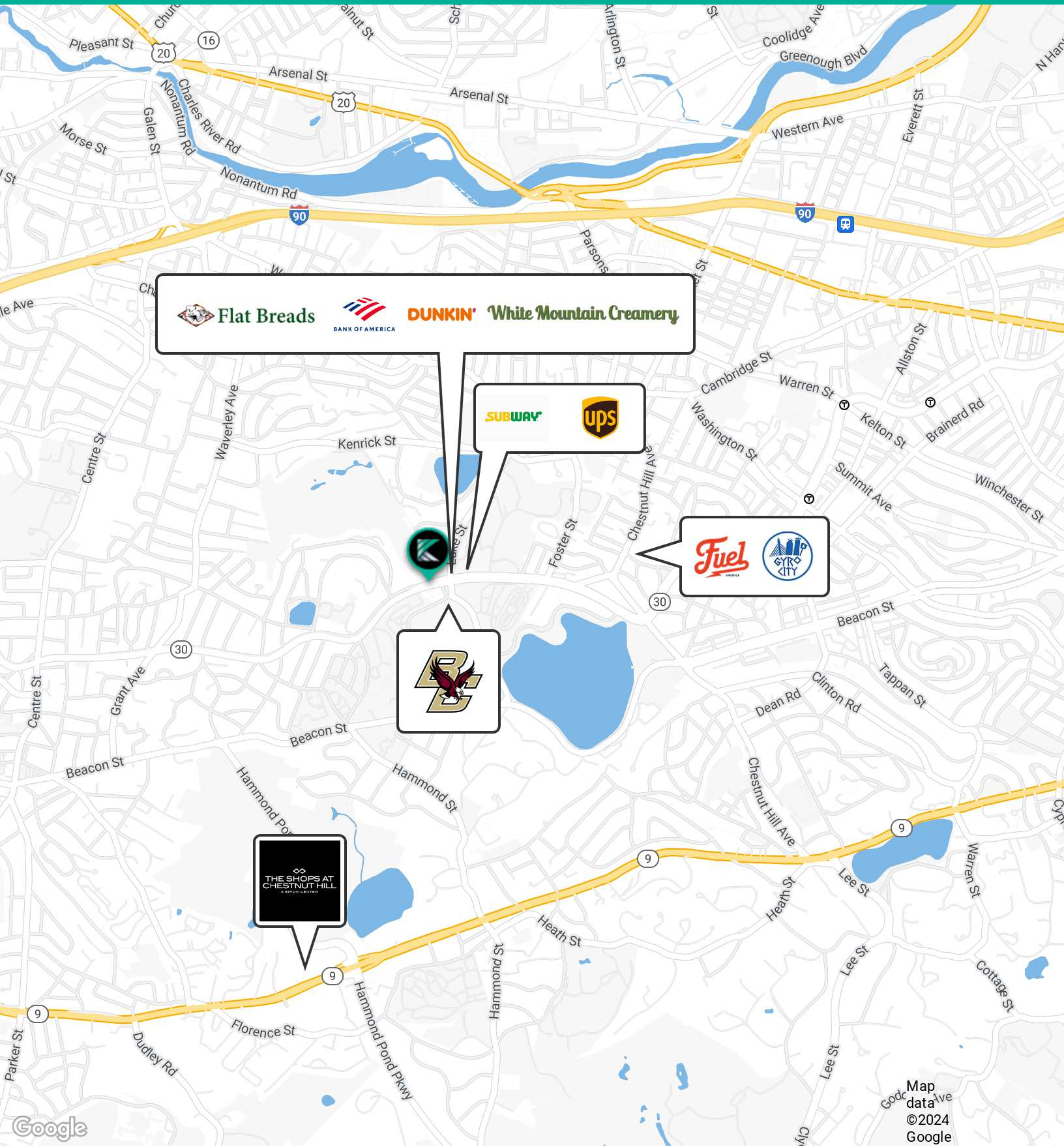
OFFERING SUMMARY

Year of Construction:	1929
Zoning:	Business 1 (BU1)
Legal Reference:	F746048
Building Square Footage:	3,576 (including basement)
Land Area:	0.0367 Acres
Stories:	2
Roof:	Architectural Shingles
Bathrooms:	2
Utilities:	Public water, Sewer & Gas
Fire Supression:	None
ADA Compliant:	No
Parking:	On-street/private lot rental
Sale Price - REDUCED:	\$975,000

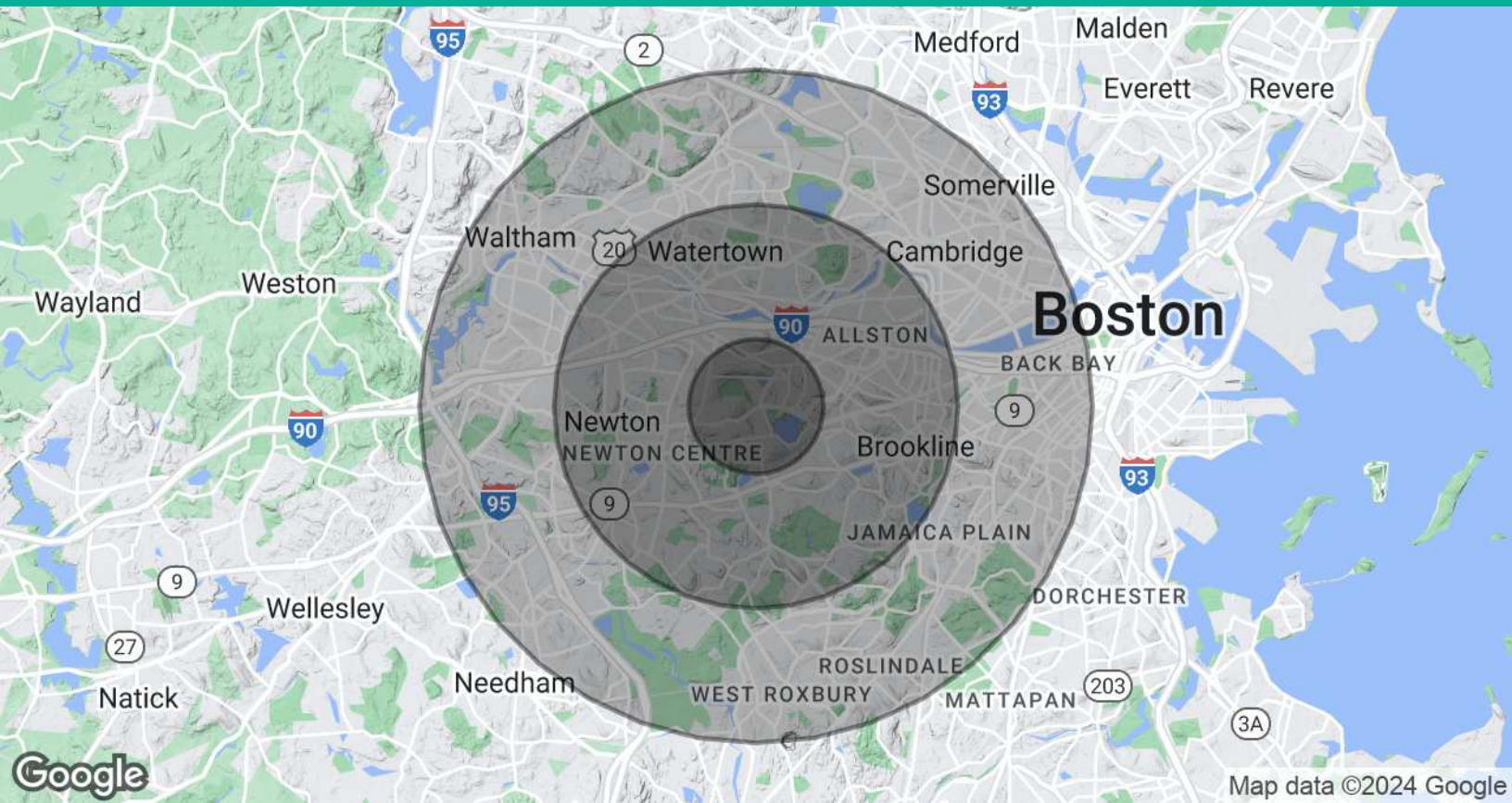


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Location & Amenity Map



Map data ©2024 Google



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,620	237,100	762,902
Average Age	33.0	36.5	35.4
Average Age (Male)	31.2	35.4	34.9
Average Age (Female)	33.6	37.5	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,321	99,904	324,541
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$124,961	\$141,169	\$129,335
Average House Value	\$731,454	\$750,614	\$698,061

2020 American Community Survey (ACS)