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470
COMMONWEALTH
AVENUE
BOSTON, MA



MIXED-USE BROWNSTONE

Executive Summary

Boston Realty Advisors is pleased to present a rare opportunity to purchase a mixed-use brownstone located along Boston's iconic Commonwealth Avenue in Kenmore Square. 470 Commonwealth consists of six residential units complemented by street-level retail and first-floor commercial space, offering investors a diversified income stream in one of the city's most sought-after corridors. The residential units feature classic, 1930s-era architectural details, and the commercial component benefits from strong visibility and foot traffic. The property is further enhanced by four private off-street parking spaces, a highly coveted amenity in this location. Colloquially referred to as 470 Comm Ave, it presents investors with long-term appreciation potential in a premier submarket.

Boston Realty Advisors will be conducting tours of the property in the coming weeks.





Location

470 Comm Ave is located in Boston's highly sought-after Back Bay, a supply-constrained neighborhood known for its historic character, rich amenities, and scarce investment opportunities. Situated in the heart of Kenmore Square, the property offers immediate access to Boston's largest employment hubs via the MBTA Commuter Rail and Green Line system. This vibrant mixed-use asset is also only a mile from the Longwood Medical Area, the prestigious medical campus serving the needs of world-renown hospitals and universities.

Area Highlights



THE FENWAY

One of Boston's most iconic landmarks, Fenway Park is home to the Boston Red Sox and serves as a year-round magnet for visitors, locals, and sports fans. The ballpark's historic charm and consistent event schedule drive strong neighborhood activity and sustained housing demand, supporting long-term rent growth and occupancy for multifamily properties in the surrounding area.



NEWBURY STREET

Newbury Street is one of Boston's premier retail and lifestyle corridors—lined with boutique shops, acclaimed restaurants, art galleries, and historic brownstones. This vibrant, pedestrian-friendly destination enhances the area's appeal and provides residents and visitors with immediate access to some of the city's best shopping, dining, and cultural experiences in the heart of Boston.



PRUDENTIAL CENTER

One of Boston's most recognizable destinations, the Prudential Center is a premier mixed-use complex featuring high-end retail, renowned dining, office space, and the iconic observation experience overlooking the city. The center's constant flow of shoppers, professionals, and tourists generates strong year-round foot traffic and reinforces demand for housing in the surrounding area.

Property Highlights

Irreplaceable, supply-constrained location

Immediate access to the MBTA Commuter Rail and Green Line

Spacious, bright units with city views

Strong historical occupancy

Stable income with upside from below market retail rent

Desirable unit mix with four parking spaces





470 COMMONWEALTH AVENUE

CAPITAL MARKETS

JASON S. WEISSMAN

Founder & Senior Partner
617.850.9608

jweissman@bradvisors.com

NICHOLAS M. HERZ

Managing Director & Partner
617.416.1466

nherz@bradvisors.com

KEVIN BENZINGER

Managing Director
617.375.7900

kbenzinger@bradvisors.com

DANIEL ALPER

Associate
617.768.7333

dalper@bradvisors.com

CHRISTOPHER HATEM

Associate
781.690.4037

chatem@bradvisors.com

FINANCING

JONATHAN SCHNEIDER

Managing Director
617.285.2245

jschneider@bradvisors.com



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

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