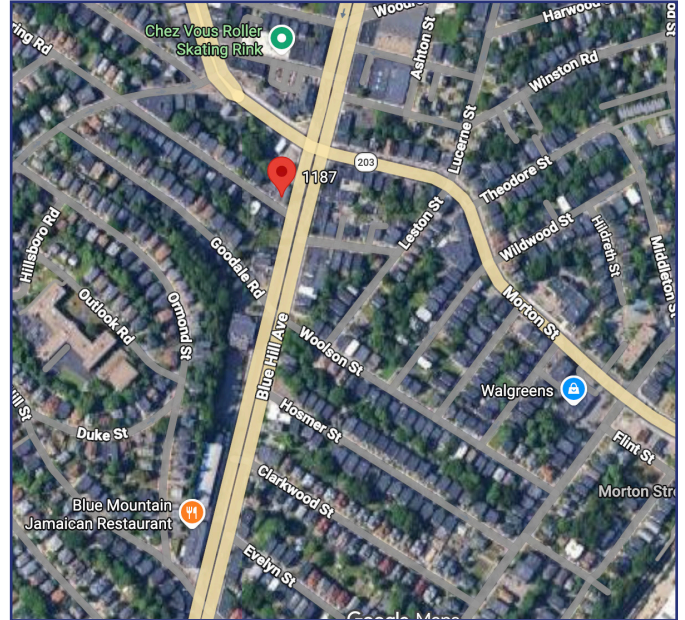




**FOR SALE | FULLY LEASED COMMERCIAL BUILDING
7,000 SF | FULLY RENOVATED | STABILIZED MIXED-USE INVESTMENT**

**1187 - 1195 BLUE HILL AVENUE
MATTAPAN, MASSACHUSETTS, 02126**



An outstanding opportunity to acquire a fully renovated 7,000 square foot mixed-use commercial building located along Boston's highly active Blue Hill Avenue corridor. This property is 100% occupied by three established tenants and generates \$17,131.00 per month in NNN income, delivering immediate and predictable cash flow.

Tenant Roster:

- *Spark FM Radio* – Operating under a Triple Net (NNN) lease, providing expense pass-through protection.
- *Finn Fusion Restaurant* – Long-term lease in place.
- *Convenience Store (C-Store)* – Long-term lease in place.

The asset has undergone significant upgrades and improvements, minimizing deferred maintenance and positioning the building as a true turnkey investment. The diversified tenant mix strengthens income stability while serving a high-density residential and commercial population.

Investment Highlights:

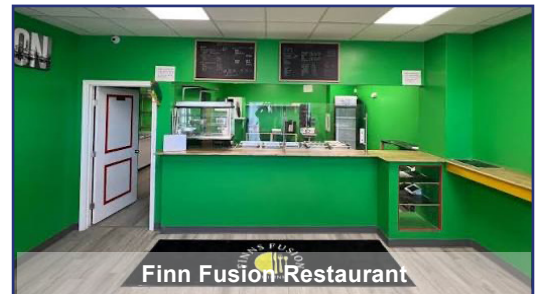
- Asking Price: \$2,199,000
- Fully leased mixed-use asset
- \$205,572 annual NNN income (\$17,131/month)
- Three long-term tenants
- Cap Rate: 9.3%
- Occupancy: 100%
- The 7,000 SF building was renovated in 2024
- Located on the Blue Hill Ave commercial corridor
- Low management intensity

Blue Hill Avenue remains one of Boston's most recognized commercial corridors, benefiting from consistent traffic, neighborhood loyalty, and strong community presence.

This is an ideal acquisition for an investor seeking a stabilized, income-producing asset in Boston. The property is priced appropriately for current market conditions, offering both cash flow and long-term appreciation potential.



Spark FM Radio



Finn Fusion Restaurant



Convenience Store (C-Store)

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