

LEADINGEDGE

63-69 PUTNAM



LEADING EDGE REAL ESTATE

THE BREAKWATER

63-69 Putnam Street · Winthrop, Massachusetts

A Rare Coastal Development Opportunity

DEVELOPMENT TYPE

16-Unit Investment Opportunity

4 Stabilized + 12 New

Units for Development

LOT SIZE

11,346 SF

EXISTING INCOME

\$96,000 / Year

TOTAL NEW SF

10,406 SF



Investment Overview

63-69 Putnam Street · Winthrop, MA

A rare coastal investment and development opportunity in the heart of Winthrop, Massachusetts. The property currently consists of a cash-flowing four-unit mixed-use building with stable in-place income, combined with a Board of Appeals-approved plan to construct a new 12-unit condominium building with parking beneath – all on one site steps from the harbor.

CURRENT STRUCTURE

Mixed Use

4-Unit + Commercial Lot

NEW UNITS

12 Residences

All 1-Bedroom

TOTAL SF

10,406 SF

New Residential

APPROVAL

BOA Approved

12-Unit Plan

STRATEGY A

16-Unit Rental Hold

Combine the existing four units with the new 12-unit building to create a single 16-unit rental portfolio, maximizing long-term monthly cash flow and building equity.

STRATEGY B

12-Unit Condo Sellout

Execute a full condominium sellout of the new 12-unit building while retaining the original four-unit structure for stable, long-term rental income.

LOCATION HIGHLIGHT

Steps from the harbor · Ferry to Logan Airport (convenient access) · Classic New England seaside village with shops, cafés & walkable lifestyle.

INCOME SUMMARY

Gross Monthly Rent	\$8,000 / month
Annual Gross Rent (2026)	\$96,000

UNIT COMPOSITION

Residential Unit 1 2 Bedroom / 1 Bathroom	Residential Unit 2 2 Bedroom / 1 Bathroom	Commercial Unit 1 Single Tenant (Occupied)	Commercial Unit 2 Single Tenant (Occupied)
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ANNUAL OPERATING EXPENSES

Expense Category	Annual Amount
Real Estate Taxes	\$12,750
Insurance	\$6,000
Water	\$3,700
Trash Removal	\$1,250
Electric	\$1,000
Total Operating Expenses	\$24,700
Net Operating Income (NOI)	\$71,300

* NOI based on \$96,000 gross rent less \$24,700 total operating expenses.

The site carries Board of Appeals (BOA) approval for a new 12-unit condominium building featuring one-bedroom units with below-grade parking. All 12 units are similarly sized, providing an efficient and consistent product mix ideal for both owner-occupants and investors.

TOTAL UNITS 12 1-Bedroom Each	TOTAL SF 10,406 Residential SF	AVG UNIT SIZE 867 SF Per Unit Average	PARKING Below Grade Structure
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UNIT MIX & SQUARE FOOTAGE

UNIT	FLOOR	SQ FT	TYPE	PARKING
1A	1st	852 SF	1 Bedroom / 1 Bath	Below-Grade
1B	1st	875 SF	1 Bedroom / 1 Bath	Below-Grade
1C	1st	887 SF	1 Bedroom / 1 Bath	Below-Grade
1D	1st	866 SF	1 Bedroom / 1 Bath	Below-Grade
1E	1st	875 SF	1 Bedroom / 1 Bath	Below-Grade
1F	1st	848 SF	1 Bedroom / 1 Bath	Below-Grade
2A	2nd	852 SF	1 Bedroom / 1 Bath	Below-Grade
2B	2nd	875 SF	1 Bedroom / 1 Bath	Below-Grade
2C	2nd	887 SF	1 Bedroom / 1 Bath	Below-Grade
2D	2nd	866 SF	1 Bedroom / 1 Bath	Below-Grade
2E	2nd	875 SF	1 Bedroom / 1 Bath	Below-Grade
2F	2nd	848 SF	1 Bedroom / 1 Bath	Below-Grade
TOTAL	12 Units	10,406 SF	12 × 1BR/1BA	12 Spaces Below-Grade

STRATEGY A

16-Unit Rental Hold

Construct the approved 12-unit building and combine it with the existing four-unit structure to create a 16-unit income-producing portfolio. This strategy focuses on long-term wealth building through monthly cash flow, appreciating asset value, and a scalable rental income base in a desirable coastal market.

16**Total Rental Units**

Combined portfolio (4 existing + 12 new)

\$96K**Current Annual Income**

From existing 4-unit building today

12**New 1-BR Units**

BOA-approved, below-grade parking

Long-Term**Wealth Strategy**

Appreciating coastal asset

STRATEGY B

12-Unit Condo Sellout

Develop and sell the 12 new condominium units individually in the open market while retaining the existing four-unit building as a permanent rental income asset. This approach maximizes development profit through condominium sales while ensuring the ongoing income stream from the original building provides cash flow throughout and after the sellout.

12**New Condo Units**

For individual sale

867 SF**Avg Unit Size**

Range: 848–887 SF

4**Retained Units**

Existing building stays

\$96K**Ongoing Income**

During & after sellout

"Where ocean breezes and everyday life naturally come together — blending coastal charm with convenient access to the city."

Harbor & Beaches

Steps from the harbor with access to local beaches and the beautiful New England coastline, perfect for waterfront living.

Winthrop Ferry

Convenient ferry service to Logan International Airport — a practical amenity offering easy, direct access to the airport.

Walkable Village

Downtown Winthrop features small, locally owned shops, cafés, neighborhood restaurants, and a tight-knit community atmosphere.

Historic Charm

Classic New England architecture and historic homes give the neighborhood a distinctive character and long-term desirability.

Coastal Lifestyle

A relaxed, vibrant seaside lifestyle just minutes from downtown Boston, offering the best of city access and coastal living.

Boston Proximity

Approximately 5 miles from Downtown Boston — convenient access to major employers, culture, dining, and entertainment.

PROXIMITY TO BOSTON

63–69 Putnam Street is approximately 5 miles from Downtown Boston and within minutes of Logan International Airport via the Winthrop Ferry.

Ready to Explore The Breakwater?

63–69 Putnam Street · Winthrop, Massachusetts



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12 Approved Units

10,406 SF

BOA Approved

\$96K Existing Income

Parking Below-Grade

This document is for informational purposes only. All information is deemed reliable but not guaranteed.