

DISTRICT
REAL ESTATE ADVISORS

124

SALEM STREET
BOSTON, MA

- 2,771 SF total - 1,814 SF at ground level and 957 SF lower level
- Rare Boston retail/restaurant condo
- New mixed use construction
- Located on popular Salem St. near the intersection of Prince St.
- Unparalleled foot traffic
- Densely populated location
- Close to multiple subway lines

\$1,549,000

2
FOR SALE
OR LEASE
2,771 SF
COMMERCIAL
CONDO
(617)
943-2272

4

S
RES
Street Level Floor Plan
Lower Level Floor Plan

A
TAUR
&
RETAIL

L
ANT
Street Level Floor Plan
Lower Level Floor Plan

E
FOR SALE
OR LEASE
2,771 SF
COMMERCIAL
CONDO
(617)
943-2272

M
DISTRICT
REAL ESTATE ADVISORS
www.districtadvisors.com

TABLE OF CONTENTS



PROPERTY INFORMATION OVERVIEW & HIGHLIGHTS

BUILDING SYSTEMS

NEIGHBORHOOD OVERVIEW

MARKET OVERVIEW

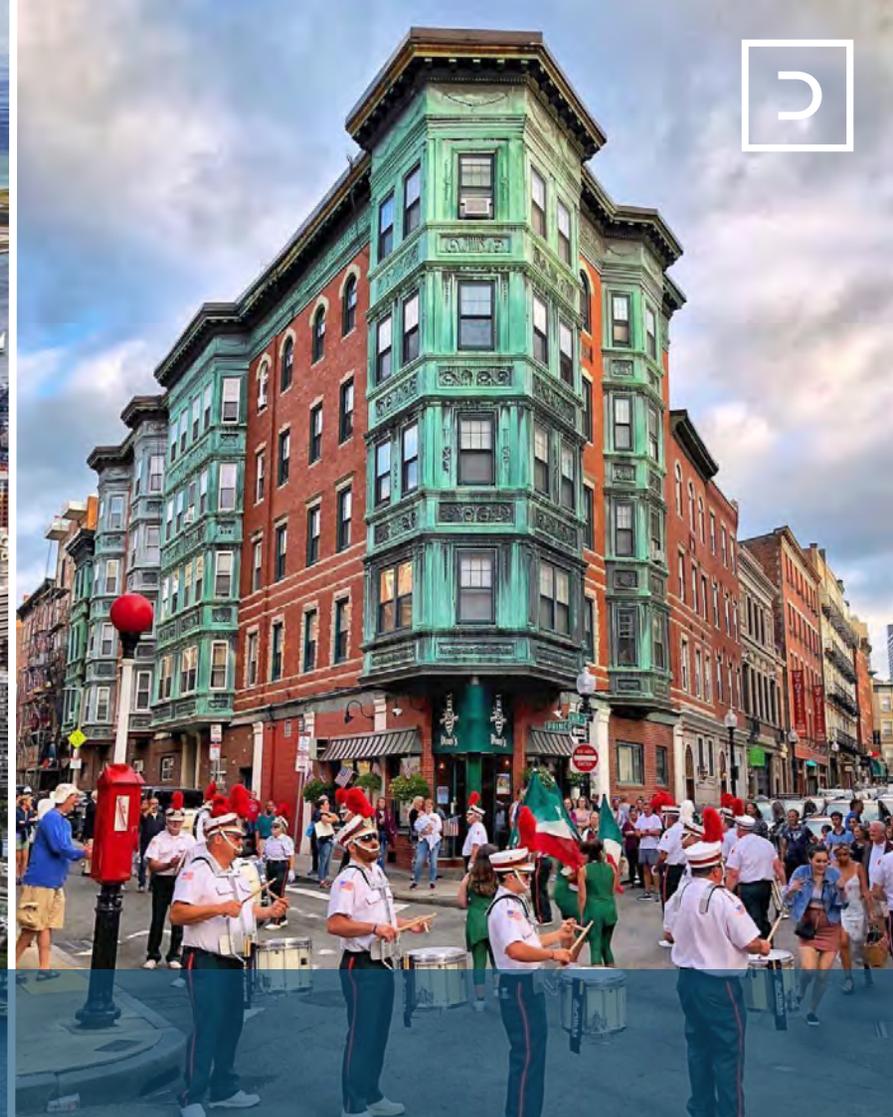
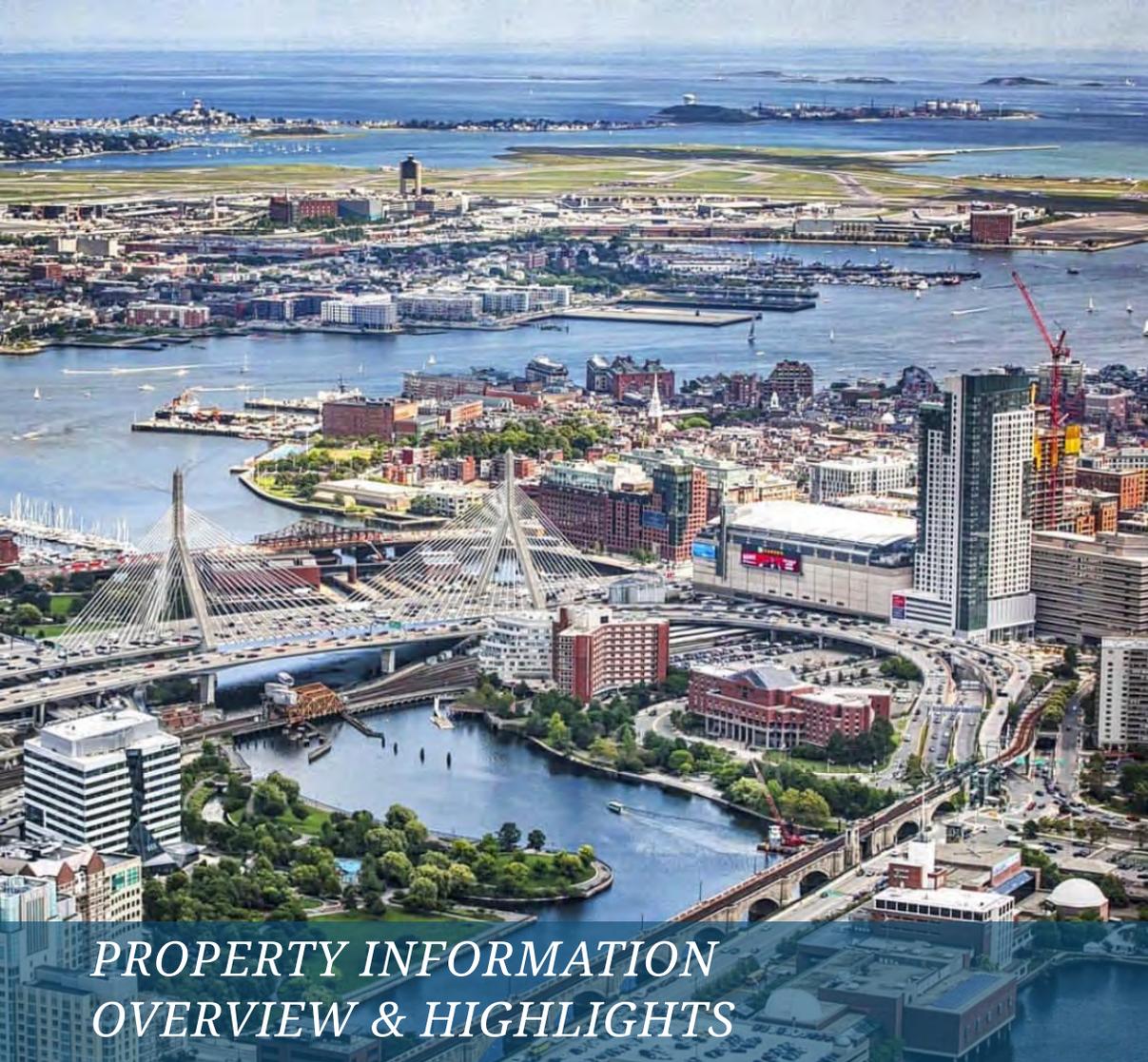
LOCATION MAP & STATS

AERIAL

NEIGHBORHOOD ATTRACTIONS

DISCLAIMER

CONTACT



PROPERTY INFORMATION OVERVIEW & HIGHLIGHTS

2017 construction ideally located in the densely populated and historic North End neighborhood of Boston. This commercial condo sits at the base of the Chrysanthemum Building which takes its identity from the set-back terraced façade that gives out onto the street. The buildings carbon sequestering wood construction, large windows that distribute natural light and high-efficiency infrastructural systems create an environmentally responsible urban property.

The heavily foot trafficked and vibrant Salem St. corridor is filled with retail shops, service providers, some of the best restaurants and old-world cafes in the country. Having the reputation of being one of the most desirable neighborhoods in Boston, the North End draws tourist from around the globe due to its rich cultural atmosphere, central location, and easy access to the City's most famous historic locations.

Rich in history, this location also boasts the convenience of modern urban living with two subway stations minutes away, multiple Bluebike stations, and close proximity to major highways and interstates.

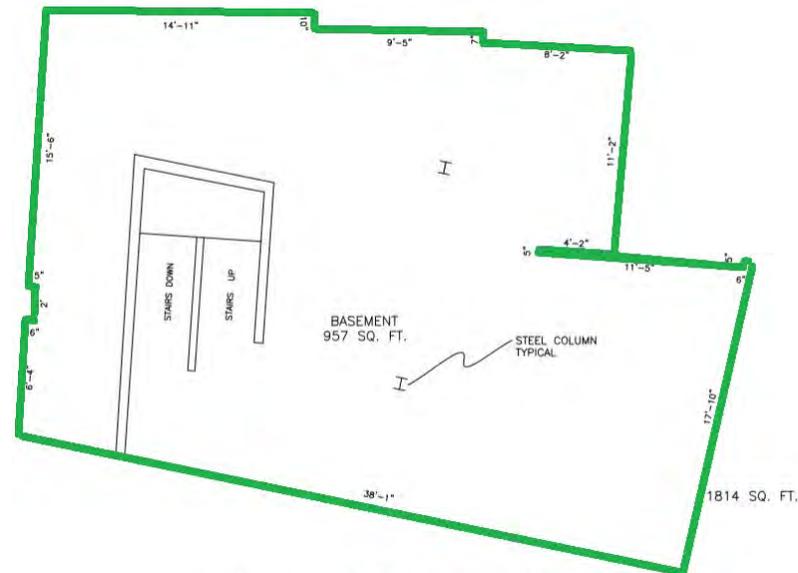
BUILDING SYSTEMS

- 2,771 SF total 1,814 SF at ground level and 957 SF lower level
- 34+ feet of frontage
- 26' NanaWall operable glass storefront
- Patio opportunity
- Black Iron Duct Work – in place
- Electrical – 400 amps
- HVAC – to be installed by tenant
- Gas Line – 3"
- Water Line – 2"
- Sewer Line – 4"
- Real Estate Taxes – \$4.67 SF
- Condo Fees – \$3.60 SF
- ADA compliant



DIMENSIONS AND AREA OF COMMERCIAL UNIT ARE SHOWN TO CENTERLINE OF SIX INCH WOOD PARTITION WALL. DIMENSIONS OF BASEMENT ARE SHOWN TO FACE OF CONCRETE FOUNDATION WALLS.

Commercial Unit



Commercial Unit - Basement



NEIGHBORHOOD OVERVIEW

The North End is a neighborhood in Boston, Massachusetts. It has the distinction of being the city's oldest residential community, where residents have continuously inhabited since it was settled in the 1630's. The North End has narrow, yet vibrant streets which create an ambiance that cannot be replicated. There are no major through streets that penetrate the North End and virtually all trips made within the neighborhood are made by walking. It is known for its Italian-American population and fine Italian restaurants. Hanover Street, which runs parallel to Salem Street, is the most concentrated area for tourists, parades, and festivals. Every summer, the residents of the North End host festivals (feasts) to honor the different patron saints of different regions in Italy. The feasts include marching bands, food and other vendors, along with live music. The North End has twelve places on the National Register of Historical Places with some of the most popular being the Paul Revere House, the Freedom Trail, and Old North Church. The North End neighborhood is ringed by the Rose Kennedy Greenway in the front and Boston Harbor along its backside.

DEMOGRAPHICS

\$ Average HH Income

0.25 mile	\$126,779
0.5 mile	\$153,042
1 mile	\$148,808

🛍️ Consumer Retail Expenditure

0.25 mile	\$274mm
0.5 mile	\$381mm
1 mile	\$1.34 B

👤 Population

0.25 mile	10,644 – 59% Millennial
0.5 mile	14,993 – 55% Millennial
1 mile	57,927 – 48% Millennial

🚶 Tourism

Logan Airport	38.4mm annual total passengers
Faneuil Hall	18mm annual visitors
The Freedom Trail	4mm annual visitors
TD Garden	3.5mm annual visitors
New England Aquarium	1.7mm annual visitors
Old North Church	578,000 annual visitors

Positive growth in last decade and adjacent neighborhoods are part of the growing North End / Bullfinch Triangle / West End area which will be the most densely populated area of Boston once current development projects stabilize.



MARKET OVERVIEW

Traffic Drivers

FANEUIL HALL

A historic marketplace and meeting hall since 1743. Faneuil Hall is ranked the 4th most visited American tourist site according to Forbes Traveler with 18mm annual visitors.

BOSTON PUBLIC MARKET

Year round indoor marketplace where you can find fresh, seasonal food from 40 New England farmers, fishers, and food entrepreneurs.

TD GARDEN

New England's largest multipurpose arena which is home to the Boston Celtics, Boston Bruins, conventions, concerts, and other entertainment events which attract 3.5mm annual visitors.





MARKET OVERVIEW

Developments

BULFINCH CROSSING

Carefully crafted 2.9mm SF mixed use development in the heart of Boston featuring six new high-rise and mid-rise buildings featuring breathtaking cityscape views.

1.15mm SF of office space, 196 hotel rooms, 812 residential units, and 85,000 SF of retail space.

THE HUB

1.87mm SF mixed use featuring three towers with retail, office, hotel, and residential uses.

500,000 SF office tower, 256 key hotel, 440 apartments, 250,000 SF retail, 175,000 SF creative loft.

64,000 SF Star Market, 27,000 SF Arc Light Cinema with 2,000 seats on two levels, 32,000 SF Live Nation entertainment space.



LOCATION MAP & STATS



130mm annual ridership of
Green and Orange line (50k daily
riders at North Station)



35m annual ridership of
Commuter Rail



Direct access to 93 and 90

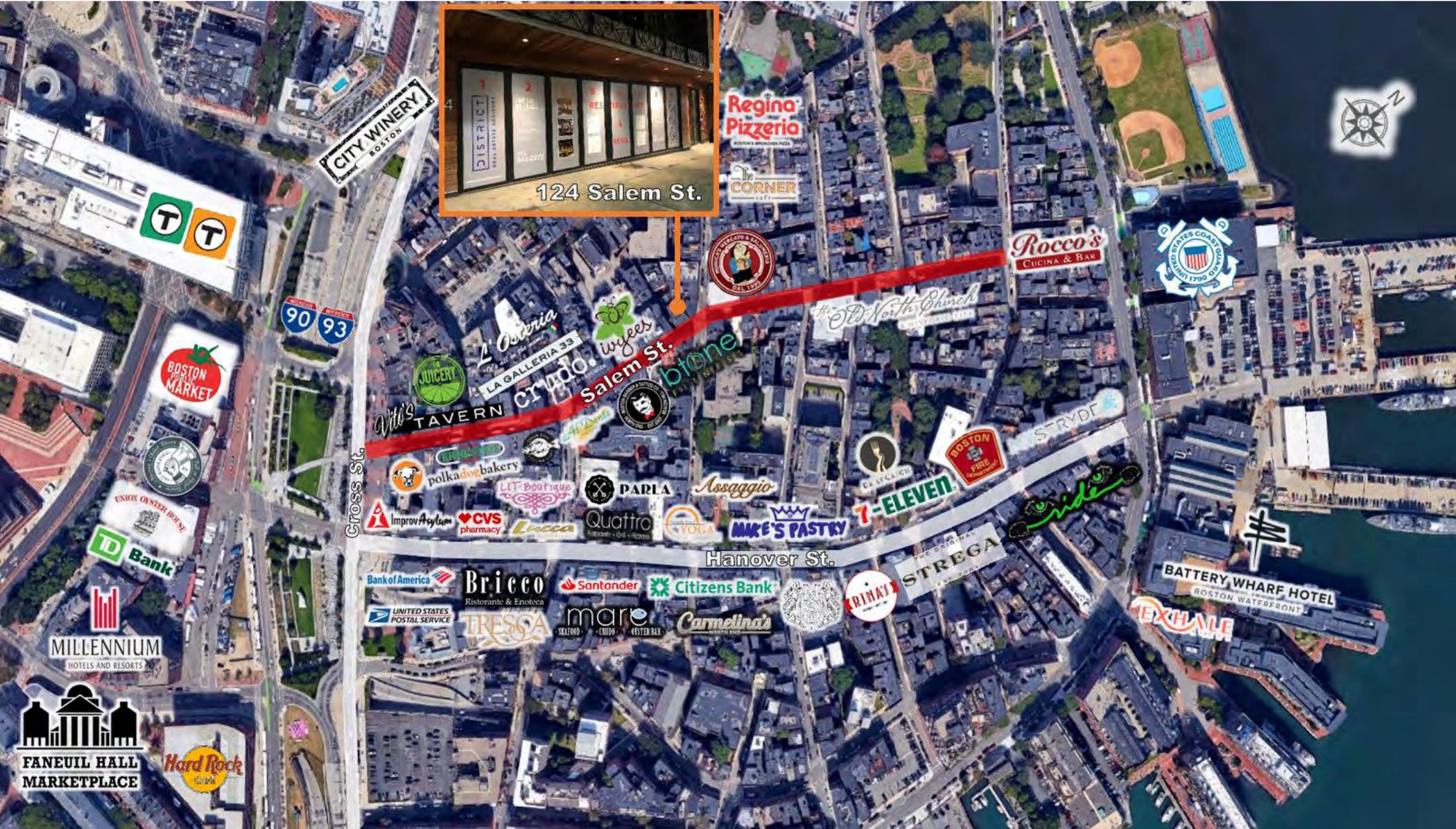


North Washington St.
42,345 ADT



Route 93 – 211,943 ADT







NEIGHBORHOOD ATTRACTIONS



DISCLAIMER | CONFIDENTIALITY

This Offering Memorandum has been prepared by District Real Estate Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it claim to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by District Real Estate Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by District Real Estate Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, District Real Estate Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to District Real Estate Advisors. The information contained in the following offering memorandum is proprietary and strictly confidential. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser. District Real Estate Advisors makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, District Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has District Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



DISTRICT

REAL ESTATE ADVISORS

CONTACT:

GREGORY FEROLI
617-943-2272
gferoli@districtadvisors.com

DISTRICT TEAM:

TIM BULMAN
617-448-5615
tbulman@districtadvisors.com

CHRISTOPHER MEARN
617-595-1544
cmearn@districtadvisors.com

RICH LOBKOWICZ
561-251-7864
rlobkowicz@districtadvisors.com

HANA MCLAREN
(860) 391-2017
hana@districtadvisors.com



867 Boylston Street, 5th Floor | Boston, MA 02116 | T: (857) 284 7971 | www.districtadvisors.com

This Information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to renderings, square footage, demographics, traffic count or age are approximate. All Parties must verify the information and bears all risk for any inaccuracies.