

2 BUILDINGS • 7 UNITS

25-27 PINCKNEY STREET

BEACON HILL • BOSTON, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

2527PINCKNEY.COM

INVESTMENT HIGHLIGHTS

UNMATCHED LOCATION

Located steps from Cambridge Street and adjacent to the West End Medical Assemblage, 25-27 Pinckney Street provides easy access to world renowned medical and academic institutions including Massachusetts General Hospital, Shriners Hospital for Children, and Mass Eye & Ear. Just a half mile to Downtown Boston and a short walk to the nearest MBTA station, the offering showcases immediate access to surrounding areas and the amenity rich neighborhood.

REDEVELOPMENT POTENTIAL

25-27 Pinckney Street will immediately benefit from a broad range of usability ranging from a light renovation, condo conversion or a conversion to a single family home.

TRANSIT ORIENTED

Beacon Hill is a central transit-oriented location, while maintaining the look and feel of a close knit classic Boston neighborhood. Residents benefit from unmatched access to multiple MBTA lines such as Green Line, Red Line, Orange Line and is just a quick walk to the deep employer of the neighboring Financial District.

AREA AMENITIES

Cambridge and Charles Street, Beacon Hill's main retail arteries offer a variety of shopping, dining, and fitness destinations including Whole Foods, Starbucks, SoulCycle, Beacon Hill Athletic Club and just moments from the abundance of amenities throughout Downtown Boston and the Back Bay.



Boston Realty Advisors is pleased to present the opportunity to acquire a truly exceptional asset located at 25-27 Pinckney Street in Boston's historic and picturesque neighborhood of Beacon Hill. 25-27 Pinckney Street is currently a collection of seven apartments amongst +/- 5,712 gross square feet. The property offers rear outdoor space and neighbors a park offering an abundance of natural light in a very rare and unique setting. 25-27 Pinckney Street offers substantial value add potential through renovation, condominium conversion or as a single family home.

EXECUTIVE SUMMARY

The offering is ideally situated in one of the nation's most prestigious residential neighborhoods. Located adjacent to the West End Medical Assemblage, these assets benefit from their close proximity to world renowned medical institutions that include Massachusetts General Hospital and Shriners Hospitals for Children. Centrally located between Downtown Boston and Back Bay, 25-27 Pinckney Street offers residents exceptional access to area amenities, public transportation and a deep employment base.

25-27 Pinckney Street represents a unique opportunity to purchase a one-of-a-kind asset located in one of the highest barrier to entry markets in Boston, MA. 25-27 Pinckney Street is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

For more information please visit 2527PINCKNEY.COM.

PROPERTY DETAILS

27 PINCKNEY STREET

ADDRESS	27 Pinckney Street, Boston, MA
YEAR BUILT	1899
GROSS BUILDING SIZE	2,520 SF
NET BUILDING SIZE	1,792 SF
STORIES	4 + Basement
FAÇADE	Brick
ROOF	Tar & Gravel
UNIT MIX	3 - Studios



25 PINCKNEY STREET

ADDRESS	25 Pinckney Street, Boston, MA
YEAR BUILT	1899
GROSS BUILDING SIZE	3,192 SF
NET BUILDING SIZE	2,268 SF
STORIES	4 + Basement
FAÇADE	Brick
ROOF	Tar & Gravel
UNIT MIX	1 - 1 Bedroom/1 Bath 3 - Studios

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CAPITAL MARKETS

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