

# 200 WARREN

8-Unit Trophy Multifamily Asset • South End • Boston, Massachusetts



**Boston Realty Advisors**  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

# Executive Summary

Boston Realty Advisors is pleased to present **200 Warren Avenue**, located in the South End neighborhood of Boston, MA. 200 Warren is an 8 unit, +/-4,000 square foot brownstone that offers investors the opportunity to own a rarely available asset in a high barrier to entry market.

200 Warren is ideally positioned at the corner of Warren and Columbus Avenues. This "A" location offers residents convenient access to public transportation, a deep employer base, public parks and green space, and a wealth of amenities spread throughout the South End & Back Bay. The offering is also just a short walk to world renowned Universities such as Berklee School of Music, Northeastern University, Wentworth Institute of Technology and more.

200 Warren 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. 200 Warren 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 [200Warren.com](http://200Warren.com).

## South End

The South End is known for its tree-lined streets, fine dining, art galleries, open-market and jazz history. With over 150 distinct restaurants, the South End offers a wealth of dining options.

## Investment Highlights



### Unmatched Location

Situated at the corner of Warren and Columbus Avenues, the offering is only a 0.3 mile walk to the Prudential Center, 0.4 mile walk to the nearest MBTA station and 0.3 mile walk to Copley Place. There is immediate access to the Mass Pike and the major thoroughfares of Boston, MA.



### Strong Market Dynamics

With condominium prices exceeding \$1,500 per square foot for new product and rental rates exceeding \$6 per square foot, the South End continues to show strong demand for new housing stock.



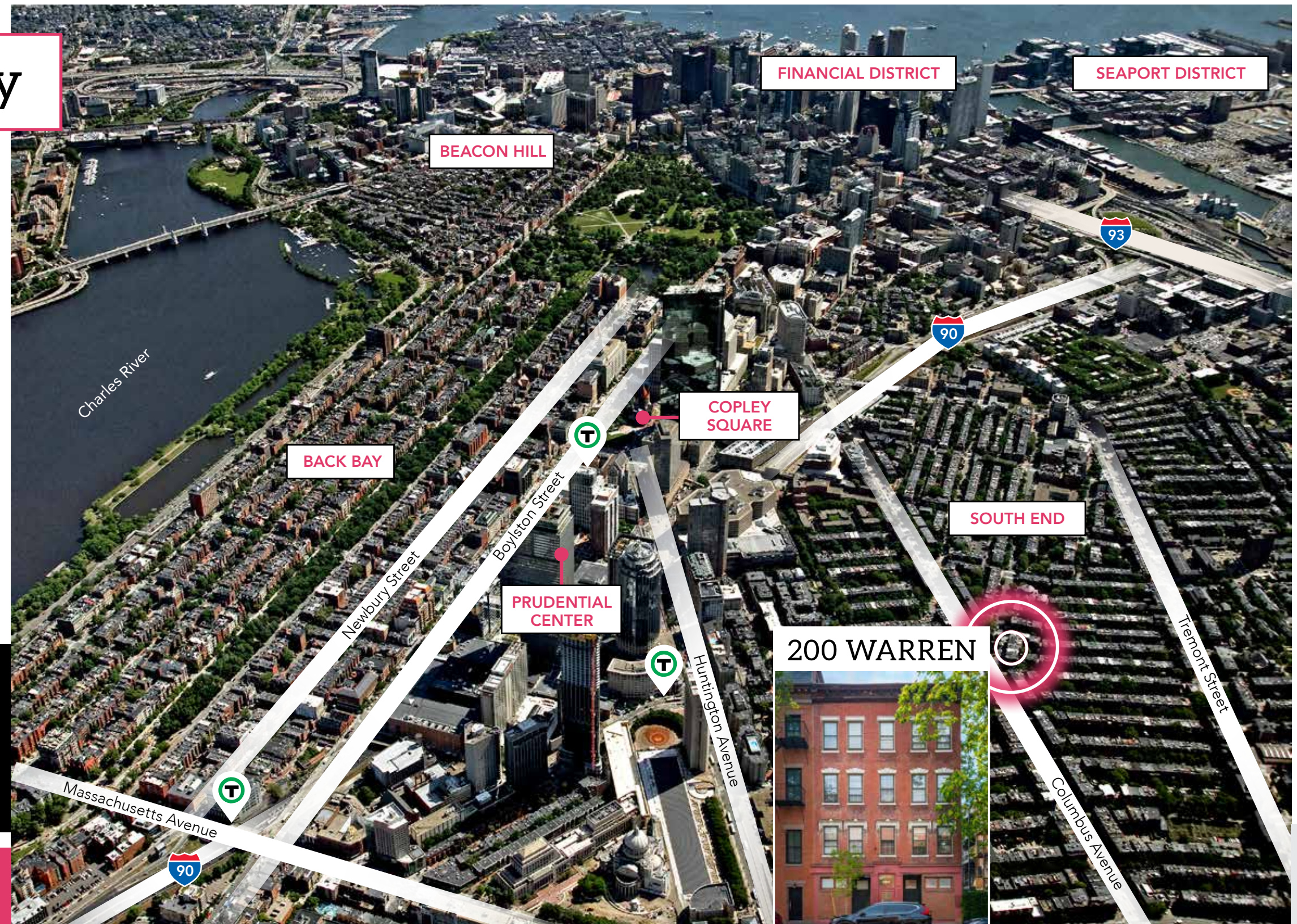
### Superior Area Amenities

Located a stone's throw away from the wealth of shopping and restaurant options along Tremont Street, Newbury Street and Boylston Street, 200 Warren Avenue is positioned in an amenity rich area that continues to grow. A quick walk to Fenway Park for a Red Sox game or a jog along the Charles River, the options are truly endless.



### Turn-Key Investment

200 Warren Avenues recent renovations to all units and common areas offers investors an exceptional turn-key investment opportunity with strong in-place rents and cash flow.



# Property Details

**ADDRESS:** 198-200 WARREN AVENUE,  
BOSTON, MA 02116

**YEAR BUILT:** 1899

**BUILDING SIZE:** 3,928 GSF

**FLOORS:** 4

**UNIT MIX:** 1 - 2 BED / 1 BATH  
7 - 1 BED / 1 BATH



[200WARREN.COM](http://200WARREN.COM)



HISTORICAL APPROVAL FOR FACADE RENOVATIONS.

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