



~ FOR SALE or LEASE ~

8,704 +/- SF Brick Building

1676 Dorchester Avenue

Dorchester, MA 02122

Price \$790,000 / \$5.00 NNN



Offering Memorandum

**Exclusively Listed By:
Denenberg Realty Advisors**

DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty 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 purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty 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 Denenberg Realty 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, Denenberg Realty 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. 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.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

For further information please contact:

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Investment Summary

Denenberg Realty Advisors has been retained to market for sale or lease, the fee simple interest in this 8,704 +/- SF brick building at 1676 Dorchester Avenue, Dorchester, MA 02122. This building was built in 1918 and sits on a 0.21 Acres (9,148 +/- SF) lot with one curb-cut. There is the possibility of building additional floors.

This building is a very unique space for multiple retail or warehouse uses. It is ideal for a restaurant or convenience store. It is conveniently located near public transportation. The site has excellent street frontage and visibility. There are many possible uses on this well desired location. It could be used as office space, industrial space or retail space. This is an excellent investment for an owner user or investor.

Property Location: 1676 Dorchester Avenue, Dorchester, MA

Total Square Feet: 8,704 +/- SF

Lot Size: 0.21 Acres – 9,148 +/- SF

Property Type: Brick/Masonry Building

Features: Double Wide Garage Door

Zoning: Local Retail

Year Built: 1918

2011 Taxes: \$12,859.87

Price: \$790,000 / \$5.00 NNN







Aerial View

Demographics:

Radius	1 Mile	3 Mile	5 Mile
Population:			
2015 Projection	59,651	288,148	631,799
2010 Estimate	58,348	282,226	618,801
2000 Census	56,093	271,753	590,364
Growth 2010-2015	2.20%	2.10%	2.10%
Growth 2000-2010	4.00%	3.90%	4.80%
2010 Population By Hispanic Origin:	8,157	50,072	88,533
2010 Population by Race:			
White	17,318	97,892	325,788
Black or African American	24,714	111,195	146,991
American Indian and Alaska Native	307	1,362	2,346
Asian	6,604	25,548	68,728
Native Hawaiian and Pacific Islanders	25	179	384
Other Race	5,568	29,958	46,887
Two or More Races	3,811	16,091	27,677
2010 Households:			
2015 Projection	19,320	103,830	252,338
2010 Estimate	18,964	101,803	246,967
2000 Census	18,656	99,223	239,021
Growth 2010-2015	1.90%	2.00%	2.20%
Growth 2000-2010	1.60%	2.60%	3.30%
Owner Occupied	7,497	39,135	93,586
Renter Occupied	11,467	62,668	153,381
2010 Avg Household Income	\$65,578	\$67,971	\$83,834
2010 Med Household Income	\$52,909	\$52,184	\$58,958
2010 Per Capita Income	\$21,564	\$24,833	\$34,452
2010 Households by Household Inc:			
Income Less than \$15,000	2,150	14,998	34,086
Income \$15,000 - \$24,999	1,526	9,021	19,422
Income \$25,000 - \$34,999	1,884	9,326	19,161
Income \$35,000 - \$49,999	3,220	15,292	32,398
Income \$50,000 - \$74,999	4,300	19,461	43,633
Income \$75,000 - \$99,999	2,497	13,206	31,561
Income \$100,000 - \$149,999	2,474	13,856	39,207
Income \$150,000 - \$249,999	741	5,246	18,445
Income \$250,000 - \$499,999	154	1,140	6,777



Street View



State View