



~Investment or Owner/User Opportunity~
5,250 SFAuto Repair Shop/Garage
or Development Opportunity for
Potential Tear Down for a
12 +/- Multifamily Building
480 Dorchester Avenue & 69 Middle Street
South Boston, MA 02127
\$825,000
Price Reduction \$819,900



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

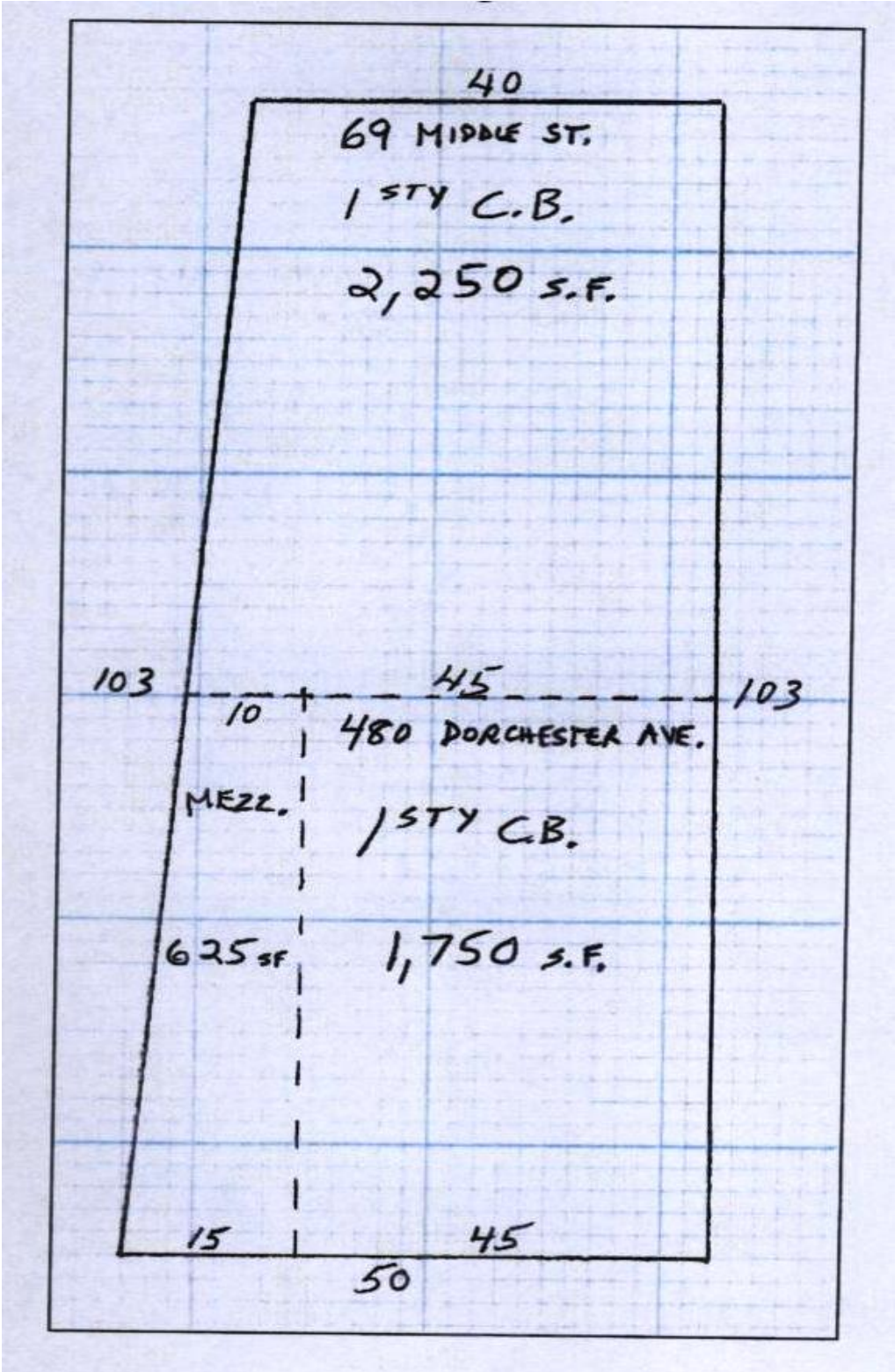
Denenberg Realty Advisors has been retained to market for sale, the fee simple interest in this 5,250 square foot Air-conditioned Auto Repair Shop/Garage on a 6,144 square foot lot at 480 Dorchester Avenue/69 Middle Street, South Boston, MA. This property was built in 1920 and has been actively used as a taxi repair shop. There are additional possibilities for the use of this land that include building a 12 +/- Unit Multifamily Building, Retail Structure or an Office Building.

The subject property is located on the northeasterly corner of Dorchester Avenue and Middle Street in South Boston. Dorchester Avenue is a heavily traveled two-way road mostly with commercial/industrial uses and Middle Street is a one-way residential side street. The location is just north of the Andrew Square MBTA station which provides immediate access to public transportation through the subway system and fixed bus routes. The site has great access to the neighborhood, Southeast Expressway and the Massachusetts Turnpike.

The property is actually two masonry buildings on two separate deeds connected as one. The site has two cub-cuts which allow access from both streets and is level at street grade. The building occupies the majority of the site and provides three off-street parking spaces.

Property Location:	480 Dorchester Avenue/69 Middle Street, South Boston, MA		
Total Square Feet:	5,250 SF	First Floor:	4,625 SF
		Office/Storage:	625 SF
Lot Size:	6,144 SF		
Street Frontage:	63.34 feet on Dorchester Avenue 111.50 feet on Middle Street		
Parking Spaces:	3		
Property Type:	Auto Repair Shop & many other uses		
Zoning:	M-2 Manufacturing District: The pertinent allowed uses include many commercial, industrial and automotive uses. The existing use of automotive repair is allowed by right. Multi-family use is conditionally allowed.		
Environmental:	Clean 21E - In 2001		

Construction Class:	C-masonry
Foundation:	Concrete Slab
Frame:	Wood frame with some steel beams
Exterior Walls:	Stucco over concrete block
Roof:	New Roof 2004 - A mixture of asphalt shingle and rubber membrane. The roof structure is wood beam and deck with added steel beam support at 69 Middle Street.
Year Built:	1920
Ceiling Height:	14 Feet
Overhead Doors:	Three 10x10 doors - two on Dorchester Ave & one on Middle St
Floors:	Concrete
HVAC:	The majority of the space is heated by gas-fired space heaters along with electric baseboard units. The total space which includes the office and shop areas are air-conditioned with wall-sleeve units.
Plumbing:	2 Lavatories
Electric:	200 Ampere, 3-Phase Main Service
2009 Taxes:	\$7,536.58
PSF:	\$157
Price:	\$819,900

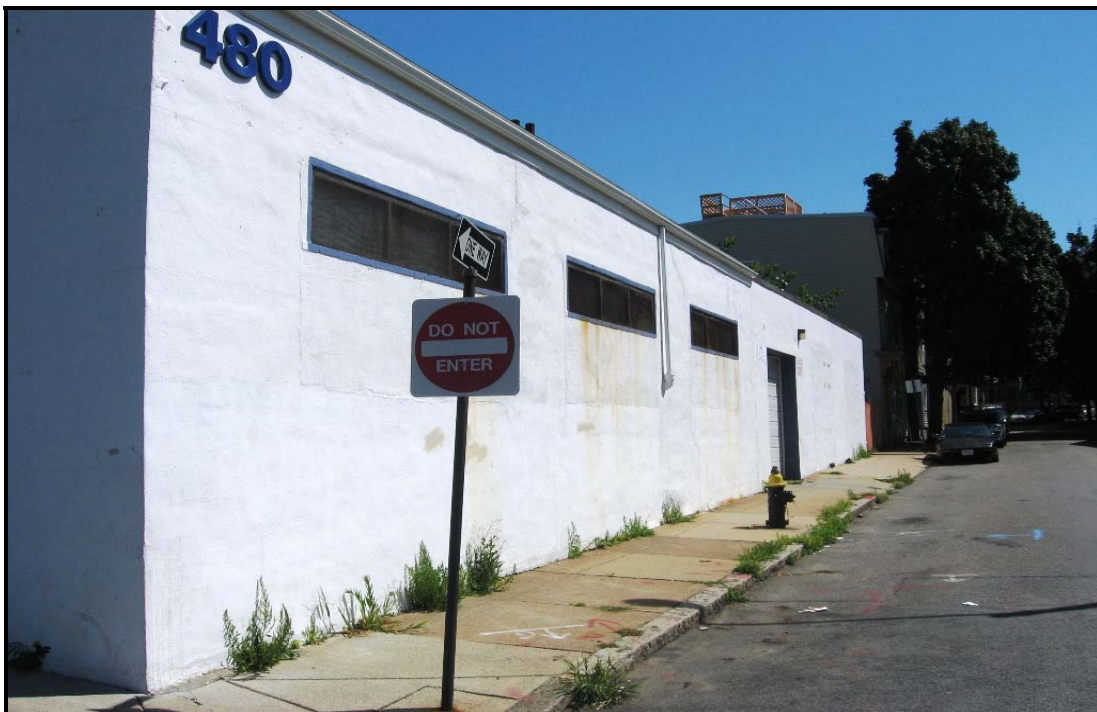


Building Plan

Subject Property Photos



Two Overhead Doors on Dorchester Avenue



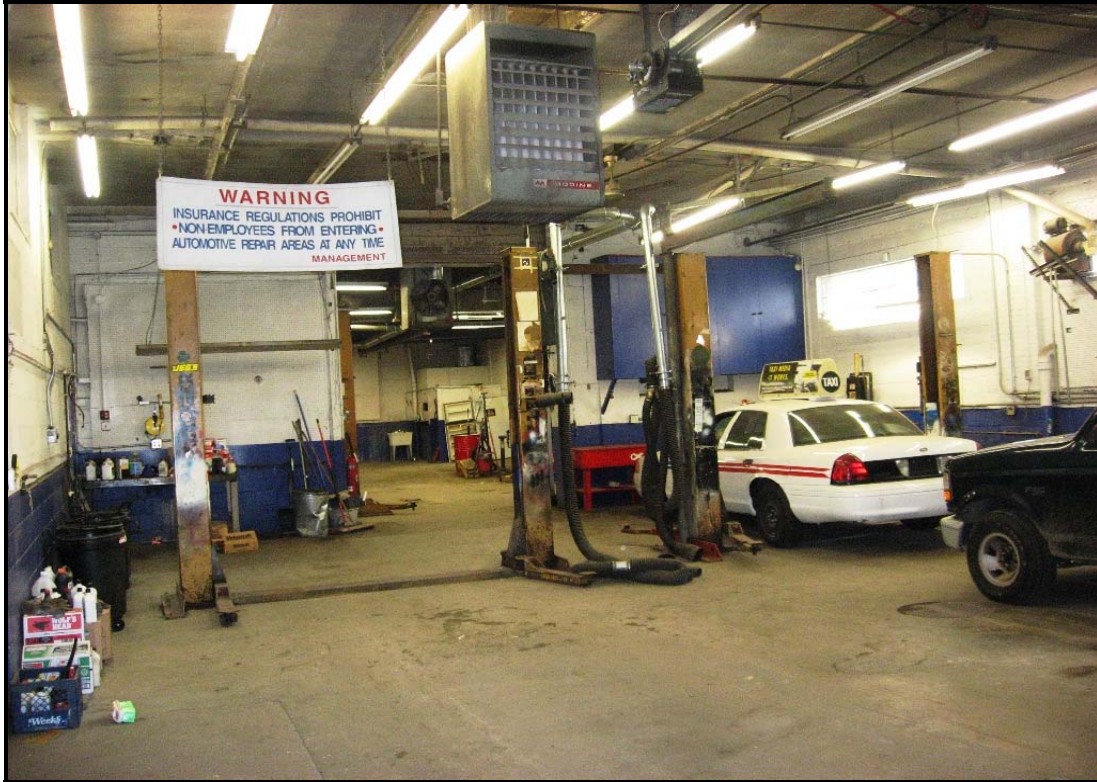
Middle Street



One Overhead Door on Middle Street



Interior Space



Front Garage Area



Back Garage Area



Parts Room



Office

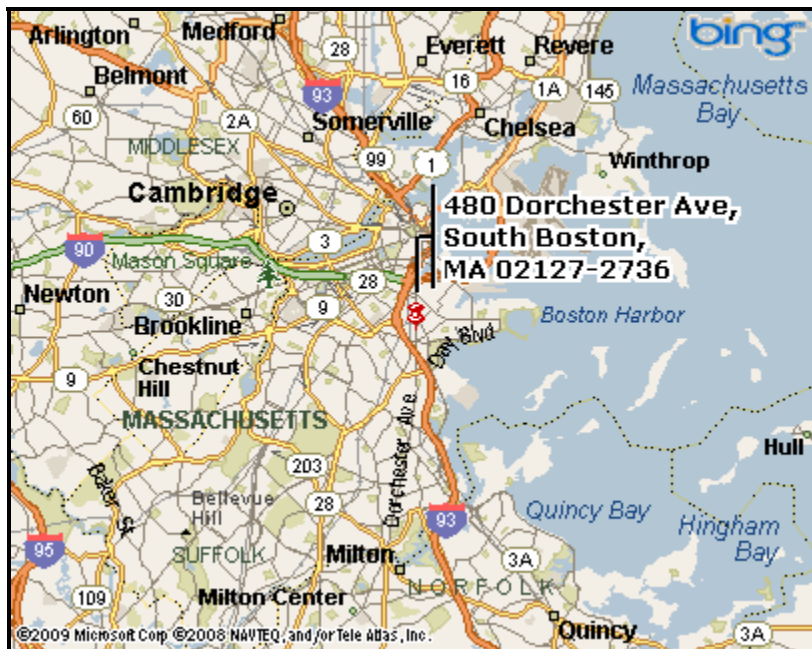
(Two plus offices are located in the building)



Aerial Map



Street View



State View