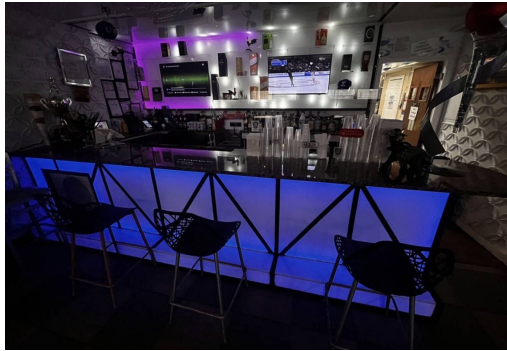


THE VALUE-ADD MASTERPIECE OF BOSTON

1269 Massachusetts Avenue, Boston, MA 02125



Priced at \$1,600,000

1269 Mass Ave is officially hitting the market, and the potential is staggering. This is a VERY RARE finding situated in the high-traffic corridor between South Bay, Everett Square Dorchester, and bordered by South Boston. 2,640 SqFt restaurant in very good condition. Current lease is very BELOW market price. With the lease expiring in just 1.4 year, this is a prime opportunity to reset to market rates and instantly maximize your ROI. Low annual taxes for the Area. ☒ Location, location: High visibility, heavy foot traffic, and immediate proximity to the South Bay shopping hub and the South Boston border.

Buildings with this much "meat on the bone" in a 10/10 location don't stay available. Rarely do you find this much square footage in this condition with a guaranteed path to doubling your rental income in 16 months. With exceptionally low taxes for a Boston area commercial asset, your margins are protected from day on one.



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