

An aerial photograph of Boston, Massachusetts, showing a mix of historic brick buildings and modern skyscrapers. The harbor is visible on the left with many boats. A white text box is overlaid in the center of the image.

266  
COMMERCIAL  
STREET

Boston, MA

# The Property

## Four Winds Bar and Grill at 266 Commercial Street

This establishment has been owned and operated by the same family for over five decades. Beyond the property's current use as a restaurant, bar and function facility, this two-story free standing structure has residential development potential. Zoned multifamily residential/local services (MFR/LS), the zoning district allows for a building height up to 55'.



## Development Potential

- ✓ For sale condominiums
- ✓ Multifamily rental
- ✓ Executive suites



## The Neighborhood

### The North End

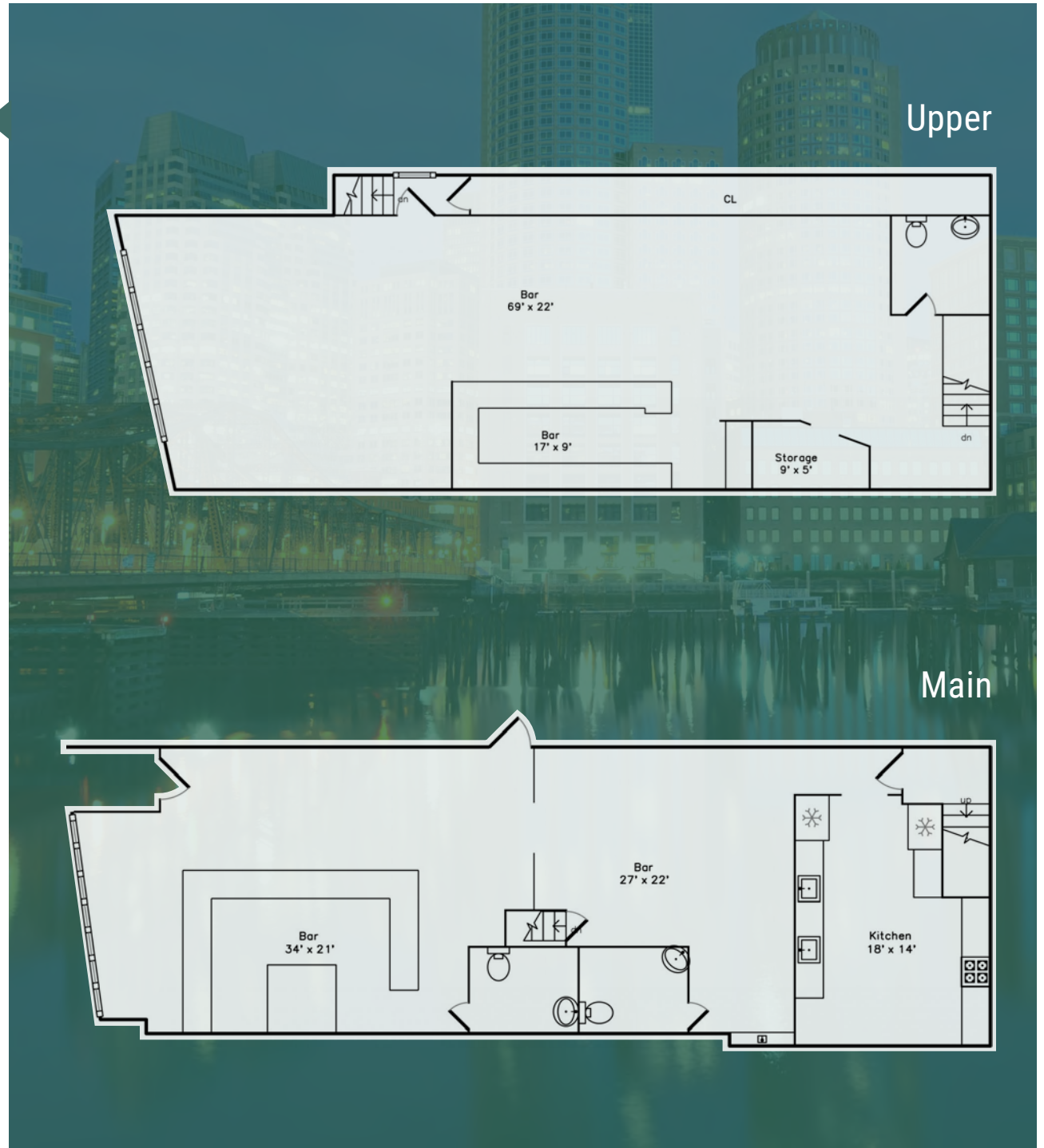
Considered Boston's oldest residential community, with winding streets and a network of alleyways, the North End provides endless opportunities to relive significant moments in American History. A popular destination for Bostonians and tourists, the neighborhood is home to a vibrant Italian American population with outstanding restaurants, bakeries and shops.



*Photo by Dmitry Fisenko on Unsplash*

# Building Highlights

- Located in North End's Waterfront
- Lot size - 1568± square feet
- 2982± SF total - plus approximately 625± SF partial-height, unfinished lower level (not inc. in sf)
- 22± feet of frontage
- Free standing two-story structure
- Second floor waterviews
- Zoned Multifamily Residential/Local services
- Zoning District allows for 55' building height
- Residential Development Potential
  - For Sale Condominiums
  - Apartment Rentals
  - Executive Suites
- Potential for 3rd and 4th floors
- Steps to the Harborwalk
- Furniture, fixtures and 2am liquor license available for an additional cost



## The Asset

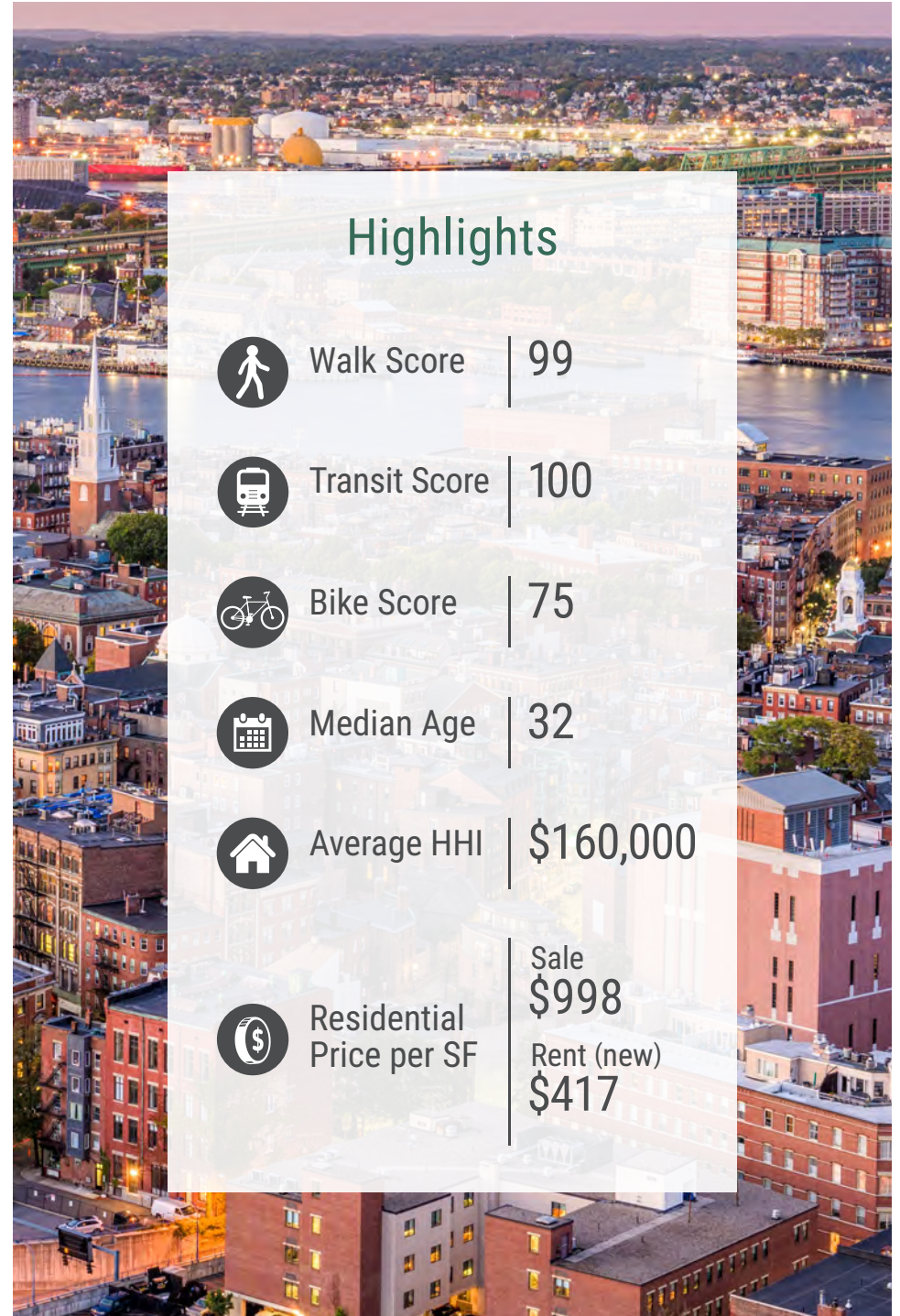
266 Commercial Street is a meticulously maintained, 2-story free-standing structure. A former bar and restaurant, The Four Winds Bar and Grill, was a favored neighborhood location.

## The Opportunity







Zoned MFR/LR - Multifamily Residential/Local Services, the property has the potential to be converted to for sale condominiums, multifamily rental or extended stay suites. With a maximum height of 55', the building could possibly add a 3rd and 4th floor capturing significant waterviews. There's a broad range of opportunities as the property may continue as a food service and bar establishment, be converted to residential housing or a combination of both.

## The Area

The North End Waterfront is an active area for residents, tourists and professionals. With quaint streets, historic monuments and renowned restaurants and shops, the North End is a destination neighborhood. 266 Commercial Street is easily accessible to major highways, public transit and within walking distance to major employers in the Financial District and Downtown.

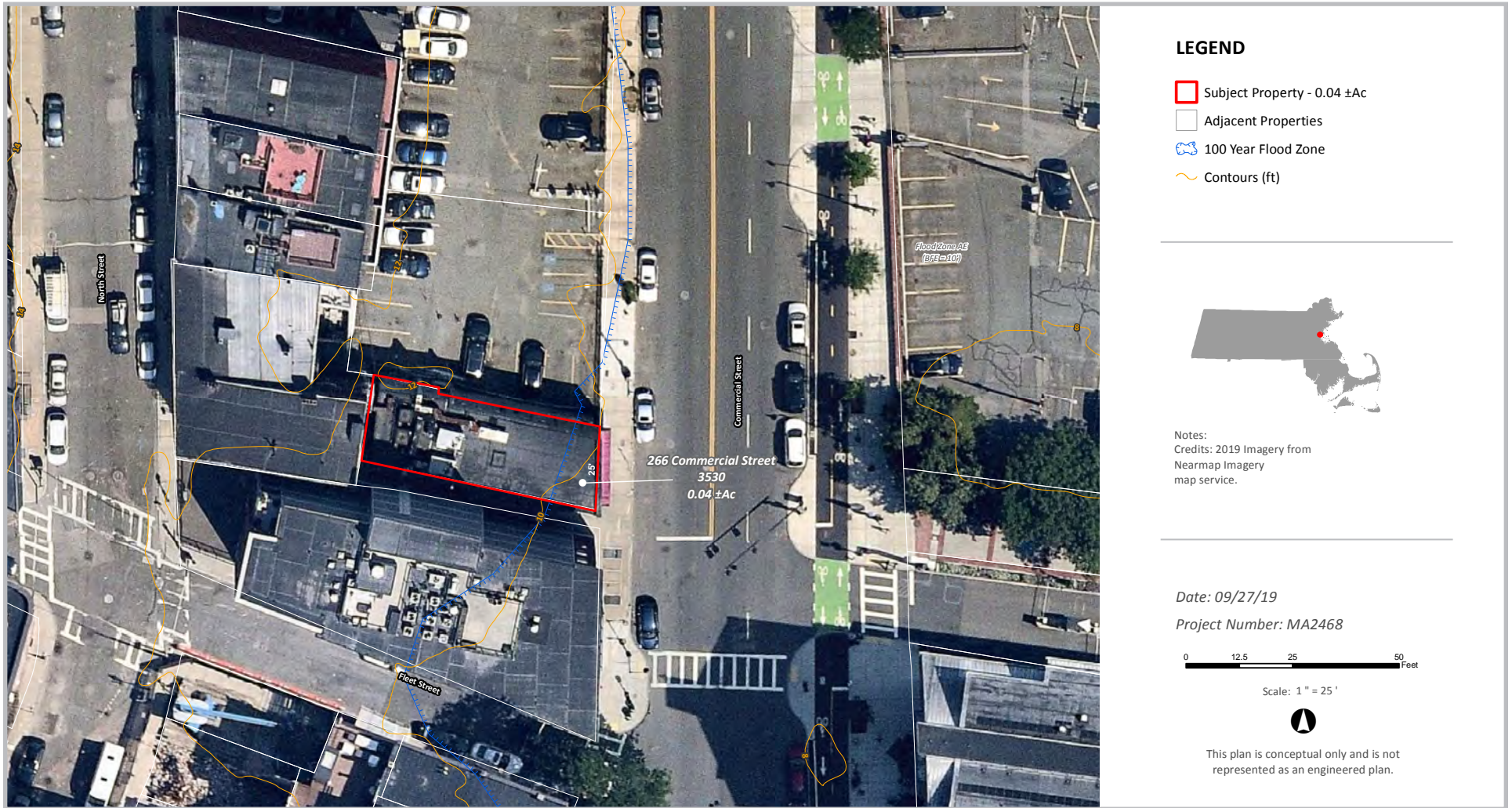


### Highlights

	Walk Score		99
	Transit Score		100
	Bike Score		75
	Median Age		32
	Average HHI		\$160,000
	Residential Price per SF		Sale \$998 Rent (new) \$417

# Location Map

Located at 266 Commercial Street at Sargent's Wharf



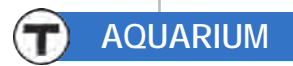
0.7 mile walk



0.4 mile walk



0.4 mile walk



4 mile drive



Easy access to



266 COMMERCIAL STREET  
Boston, Ma



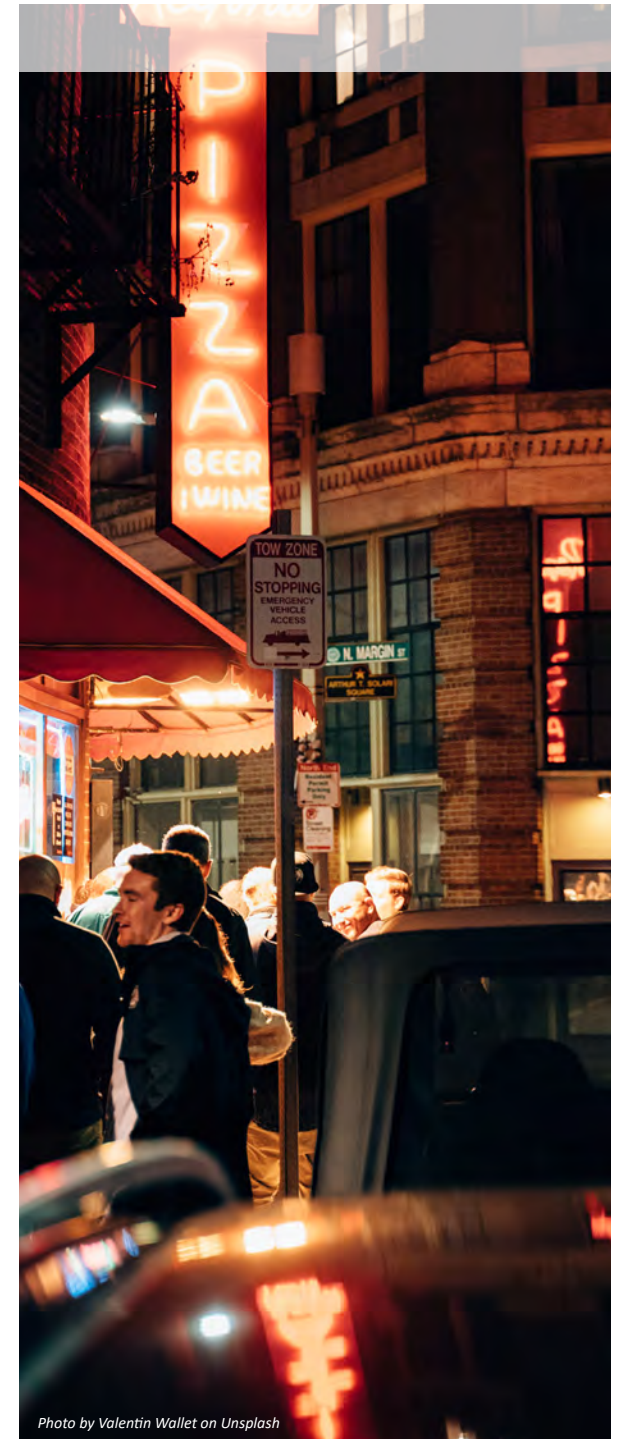
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*Photo by Valentin Wallet on Unsplash*



## 266 COMMERCIAL STREET

- 2982± SF total - plus approximately 625± SF unfinished lower level (not inc. in sf)
- Free standing, two-story building
- Second floor water views
- Iconic North End restaurant
- Zoned Multi-family residential/ Local services
- Located at Sargents Wharf
- Close to public transportation

**Offered at \$2,475,000**

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