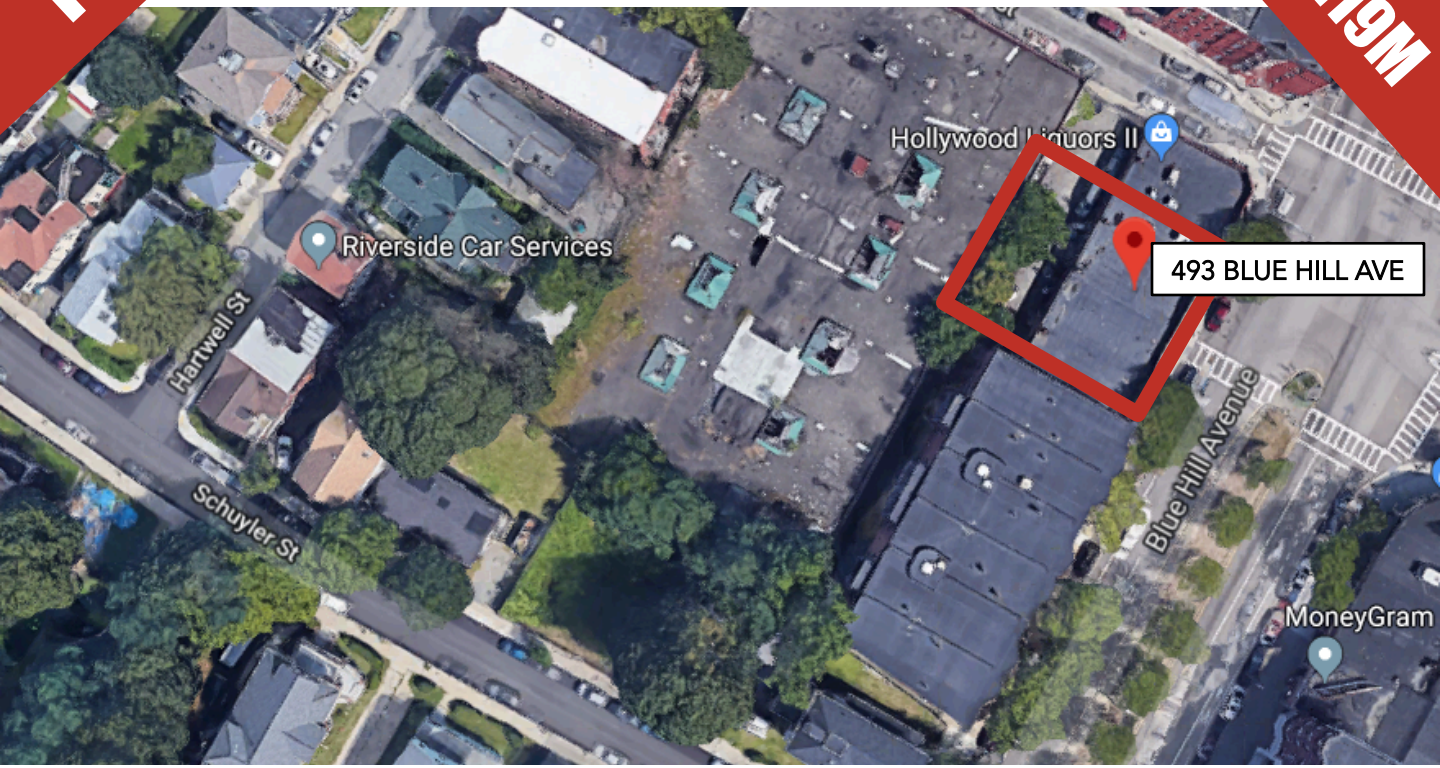


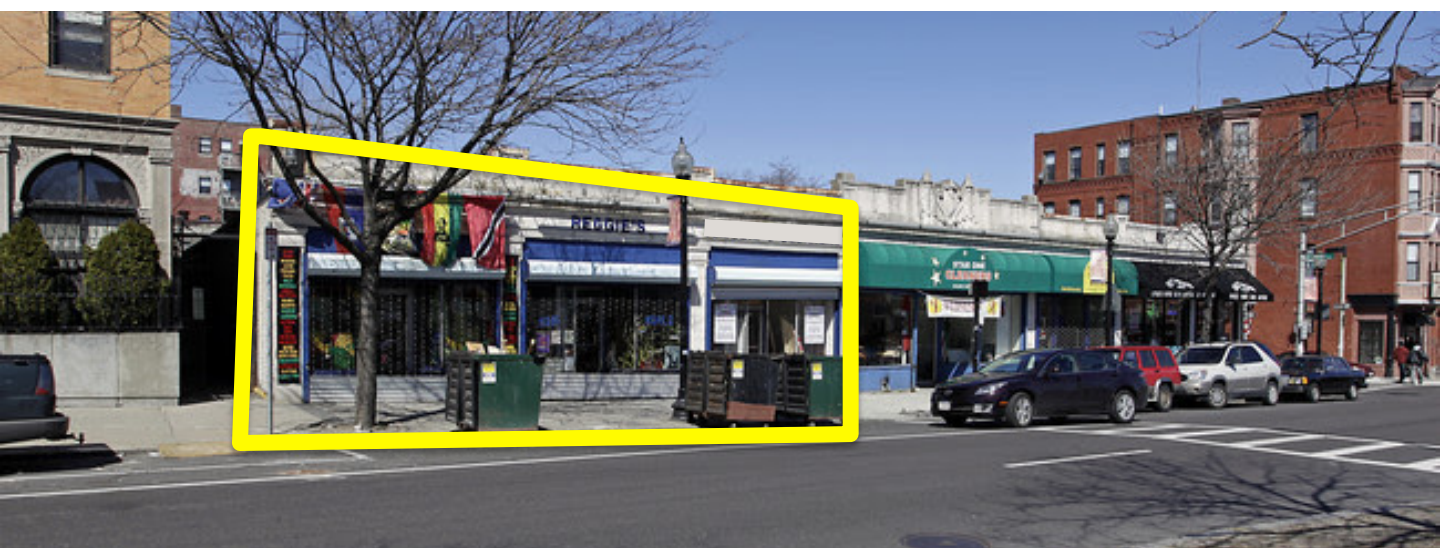
FOR SALE

493 BLUE HILL AVENUE GROVE HALL | ROXBURY | BOSTON

ASKING \$1.19M

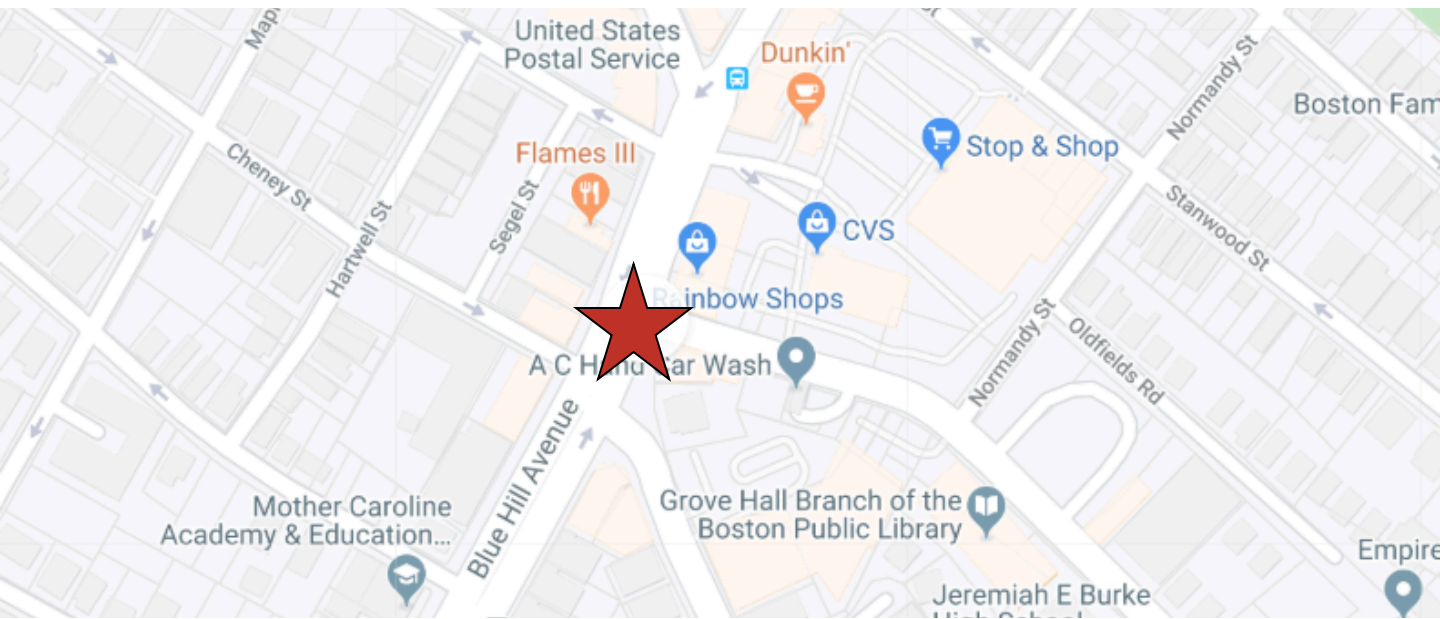


- ◆ ± 3,355 SF commercial building plus full basement – fantastic opportunity for an owner-occupant
- ◆ Consists of three consecutive units of ± 1,118 SF each that could include one or two tenants for the buyer, or the building could be delivered vacant
- ◆ Parking in rear, off-street, for up to seven cars



Demographics Within One Mile
Source: CoStar

Population	58,991
Average Age	35.10
# Households	20,486
Median Household Income	\$34,058
Daytime Employees	8,547
Population Growth '18-'23	↑ 3.1%
Household Growth '18-'23	↑ 2.8%
Traffic (# Vehicles Daily)	± 17,000



IMMEDIATE AREA NEIGHBORS

Bank of America.



metroPCS.

DUNKIN'
DONUTS®

Stop&Shop®

CVS

This availability is subject to market withdrawal and/or change with Red Dome having no liability relative to it. The information contained herein is subject to a buyer's independent study/due diligence.