



INVESTMENT/DEVELOPMENT OPPORTUNITY



Introducing 32 Gordon Street
Allston, Massachusetts 02134

Exclusive Marketing & Sales

Jason Manganello

The Residential Group, powered by Coldwell Banker
617-877-5694 or jason@residentialgroup.com
27 Boylston Street. Chestnut Hill, MA 02467



THE ULTIMATE INVESTMENT. Fully tenanted 3 Family in a prime Allston location, together with approvals to convert to a 6 FAMILY! Offered at \$1,850,000.

NOTICE: All information is from sources that are deemed reliable but are subject to errors and omissions. Buyer should perform his/her own due diligence.

32 Gordon Street current unit breakdown:

Unit	Rooms/Beds/Baths	Location	Rent
1	6 rm - 3 bed/1 bath	1 st floor	\$3,350/mth
2	6 rm – 3 bed/1 bath	2 nd floor	\$3,470/mth
3	5 rm – 3 bed/1 bath	3 rd floor	\$3,325/mth

- Unit 1 and 2 leases end 8/31/27
- Unit 3 lease ends 8/31/26
- Gross Income based on the above is
\$121,740/annual
- The current living area per public record is +/-
4,169 sq/ft
- The Lot Size is +/- 4,345 sq/ft

32 Gordon Street as ZBA approved:

Unit	Beds/Baths	Location	Unit SF
B	2+ bed/2 bath	Basement	1,090 sq/ft
1	2 bed/2 bath	1 st floor	885 sq/ft
2	Studio/1 bath	1 st floor	495 sq/ft
3	2 bed/2 bath	2 nd floor	900 sq/ft
4	Studio/1 bath	2 nd floor	495 sq/ft
5	3 bed/2 bath	3 rd floor	1,395 sq/ft

- No IDP (affordable housing) are required
- Project is sold with ZBA approvals in place
- No BPDA design review is required
- Project can be built as condominiums or as rentals
- The gross building area upon renovation completion is +/- 6,263 sq/ft

The property is located in a **prime Allston location**, just .3 miles from the Green Line at Commonwealth Avenue and .4 miles from the Commuter Rail at Boston Landing.



The property is one in a long line of new development happening in the immediate neighborhood.



The rendering below depicts 32 Gordon Street after renovation, next to 556 Cambridge Street, a new residential building which is planned for next door.

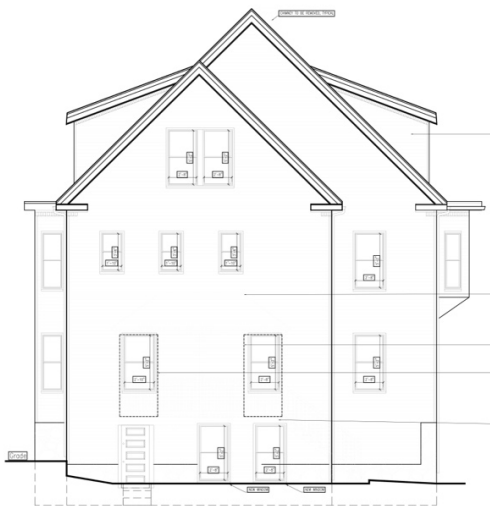




1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

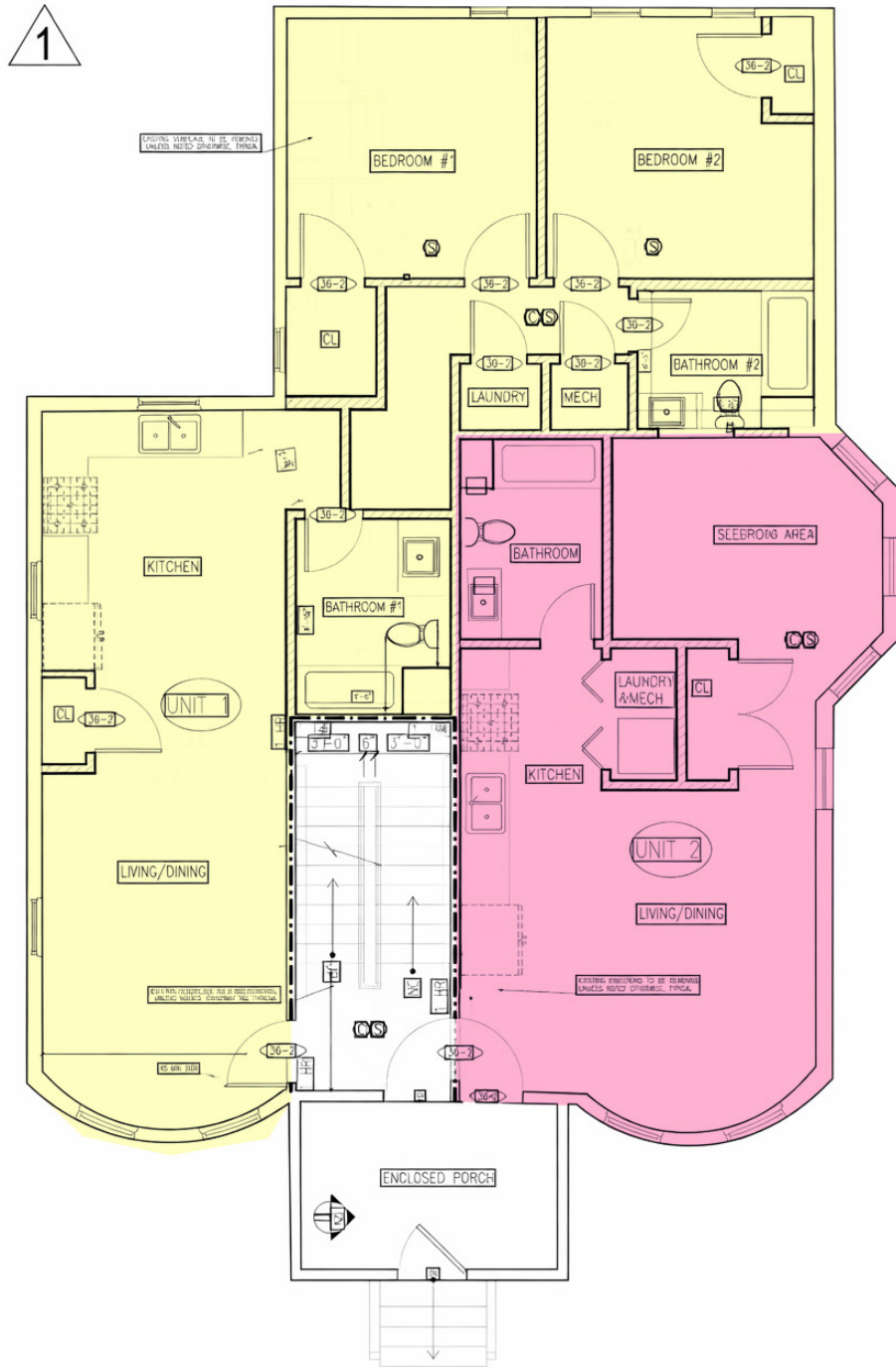


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



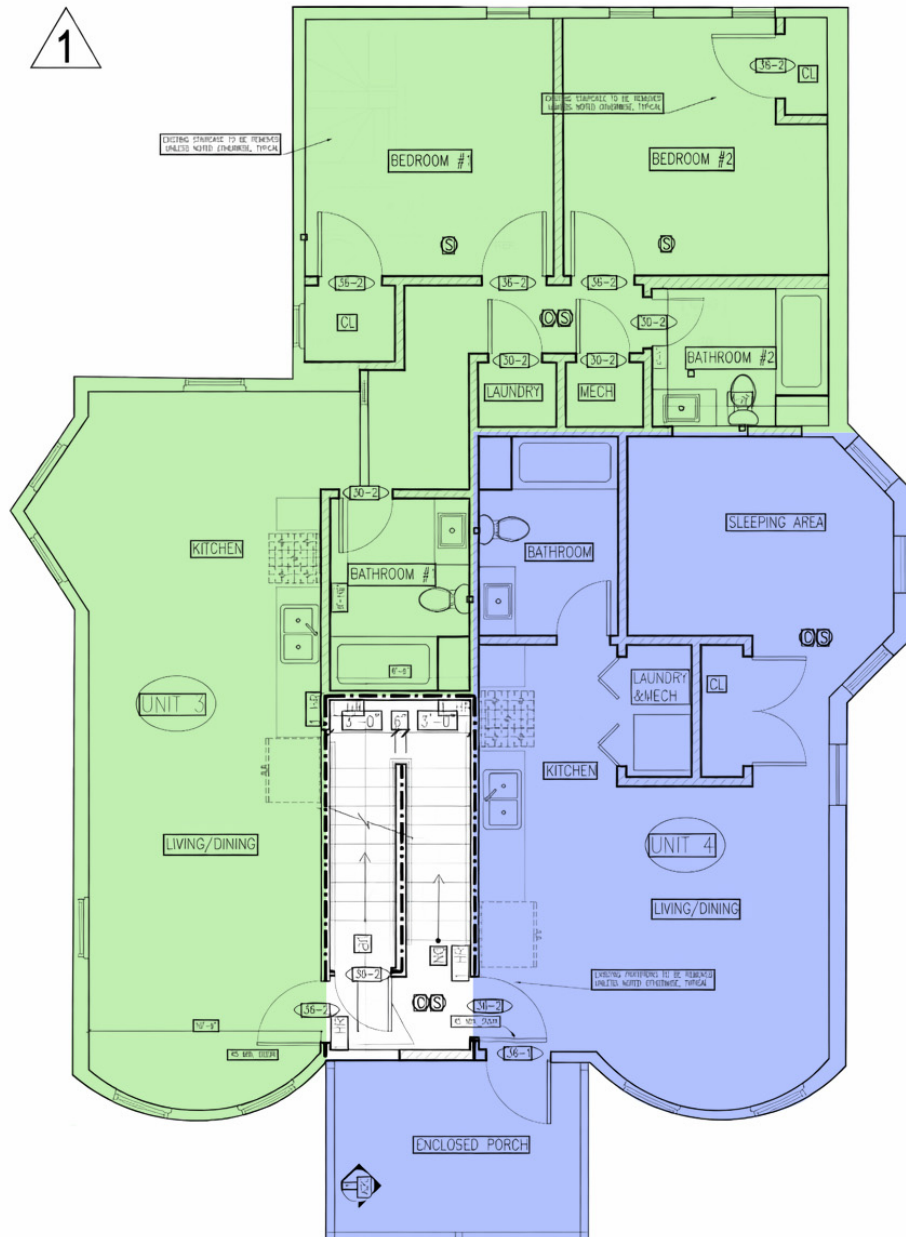
1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

32 Gordon Street Elevations as approved



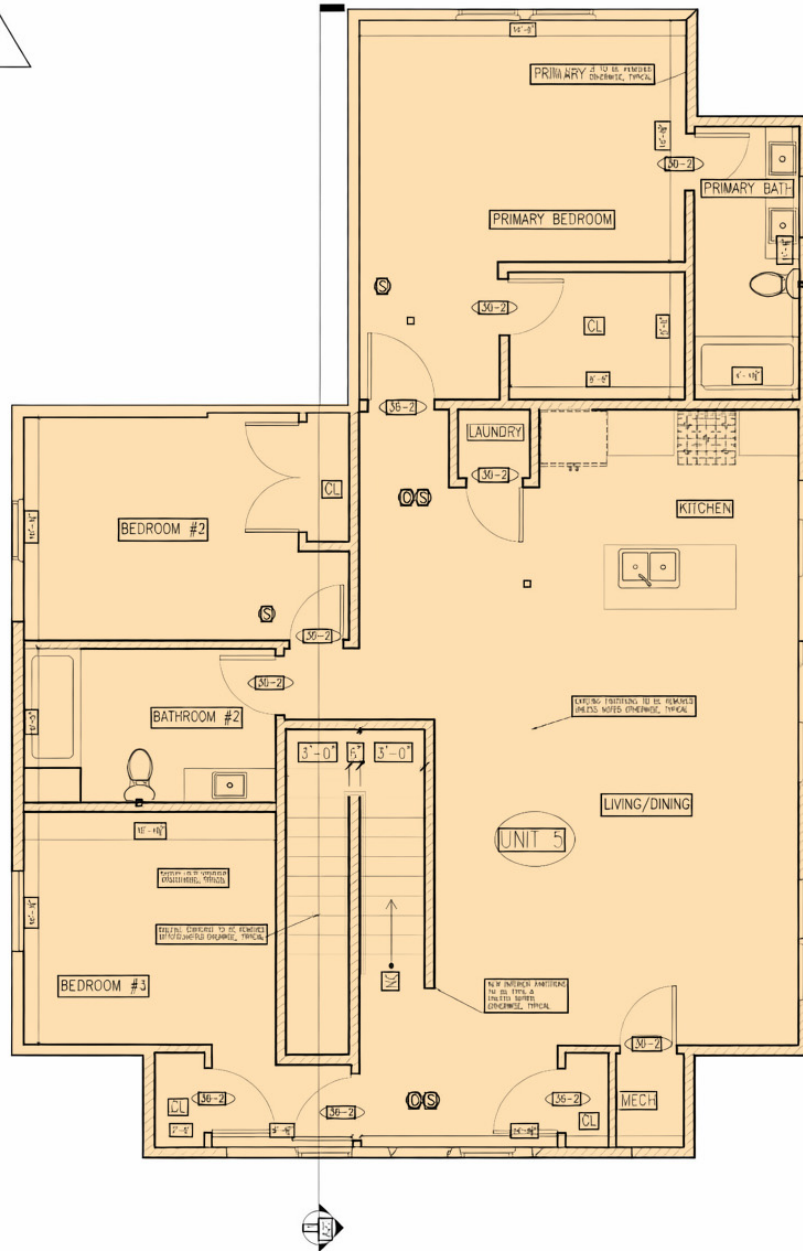
1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"

32 Gordon Street 1st Floor as approved

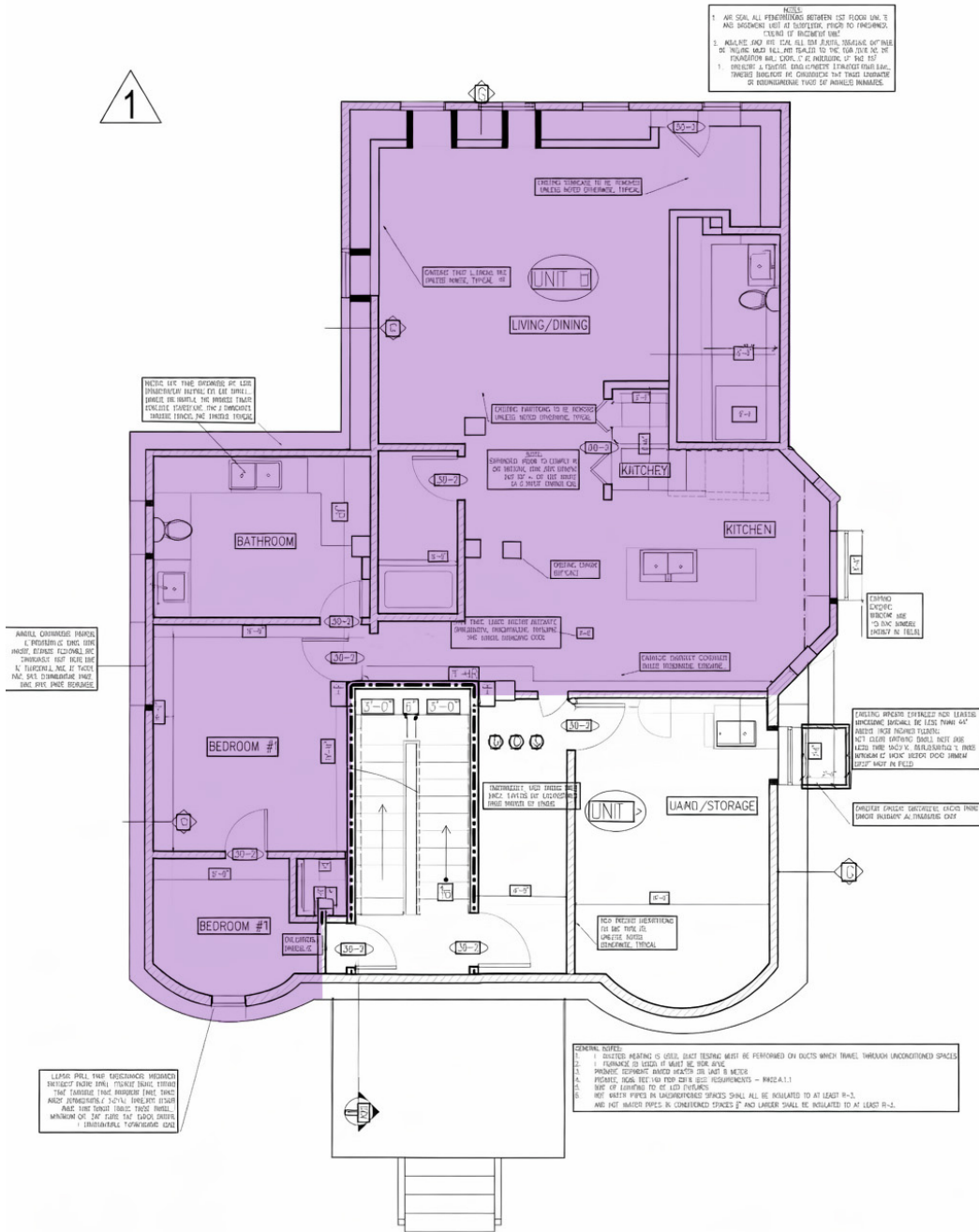


1 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

32 Gordon Street 2nd Floor as approved

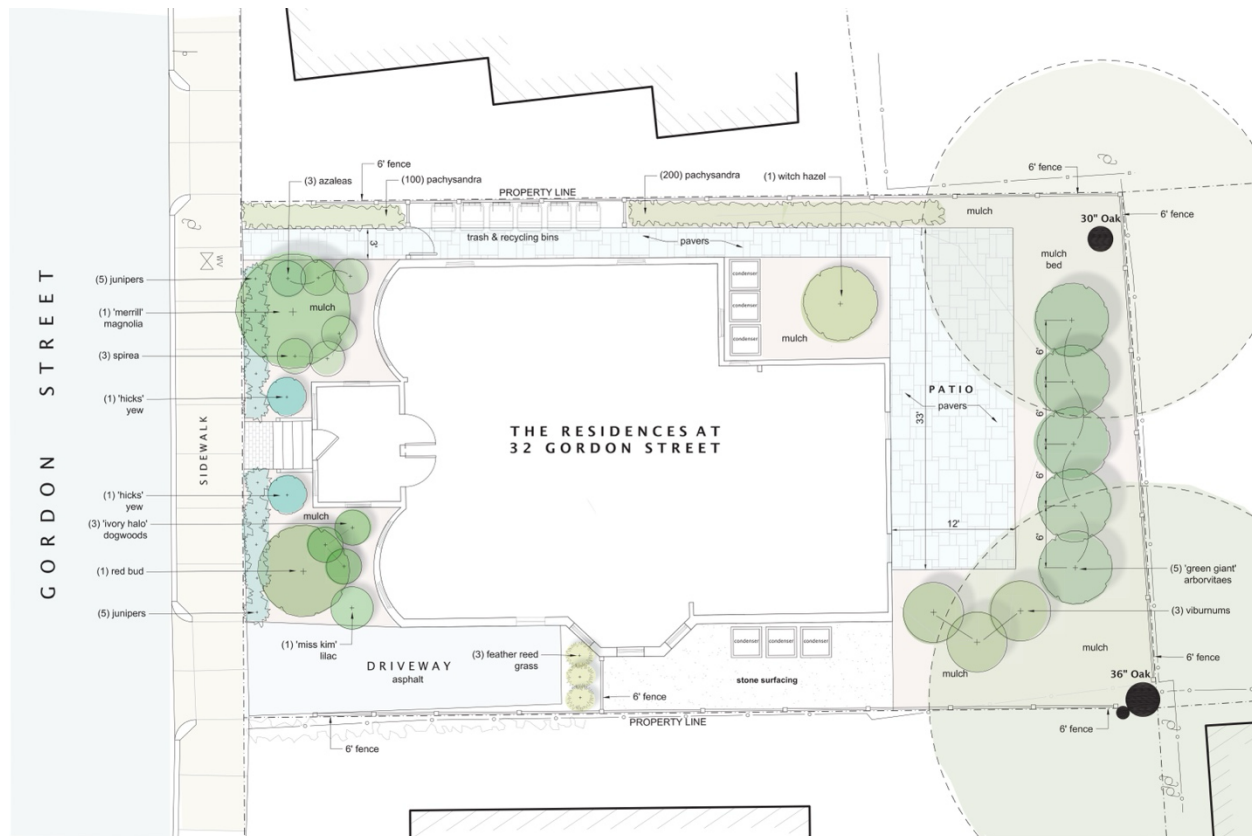


32 Gordon Street 3rd floor as approved



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"

32 Gordon Street basement as approved



32 Gordon Landscape Plan As Approved