

439

BOSTON POST ROAD

WESTON, MASSACHUSETTS

REDEVELOPMENT OPPORTUNITY | 41,300+ SF



439BOSTONPOSTROAD.COM



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire 439 Boston Post Road, an exceptional redevelopment opportunity located right off of Route 20 in Weston, MA. The property, comprised of 0.95 acres or +/- 41,300 square feet of land, is currently owned by The First Church of Christ, Scientist in Boston, MA. The offering is a unique asset in an unmatched location and presents investors and developers a multitude of future uses.

Considered the most affluent town in Massachusetts, Weston is one of New England's most sought after areas. In addition to being ranked as one of the best public school districts in Greater Boston, Weston prides itself on having unparalleled natural environment, safety, and community engagement. The property is conveniently located right in Downtown, offering access to a plethora of amenities. Furthermore, only 15 miles west of Boston with accessibility to major thoroughfares, including the Mass Pike (I-90) and Route 128 (I-95), this offering showcases a truly supreme location allowing for an effortless commute to Downtown Boston and other cities. The strong demographics of the area coupled with the wide range of development alternatives, make 439 Boston Post Road outstandingly positioned for long term benefit.

439 Boston Post Road is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for-offers" to follow. For more information, please visit 439BostonPostRoad.com.



INVESTMENT HIGHLIGHTS



UNMATCHED LOCATION/ AREA AMENITIES

Weston is an extremely desirable location, not only for its accessibility to Boston and surrounding affluent cities, but also its proximity to a plethora of amenities. Conveniently located right in downtown, 439 Boston Post Road is surrounded by a multitude of restaurants and shops.



TRANSIT ORIENTED

Situated adjacent to route 20 and just a short drive to the Mass Pike (I-90), Route 128 (I-95) and other major thoroughfares, the property provides easy access to surrounding municipalities and the City of Boston.



STRONG MARKET DYNAMICS

Weston is ranked the wealthiest zip code in Massachusetts; great school systems, safety and strong community engagement make Weston an extremely attractive place to live. These market drivers produce incredible demand for retail and housing in this market.



REDEVELOPMENT POTENTIAL

439 Boston Post Road is a prime site presenting an array of redevelopment opportunities in one of Greater Boston most prominent towns.

PROPERTY DETAILS

ADDRESS

439 Boston Post Road,
Weston, MA 02493

YEAR BUILT

1917

LOT SIZE

41,382 SF (0.95 acres)

GROSS BUILDING AREA

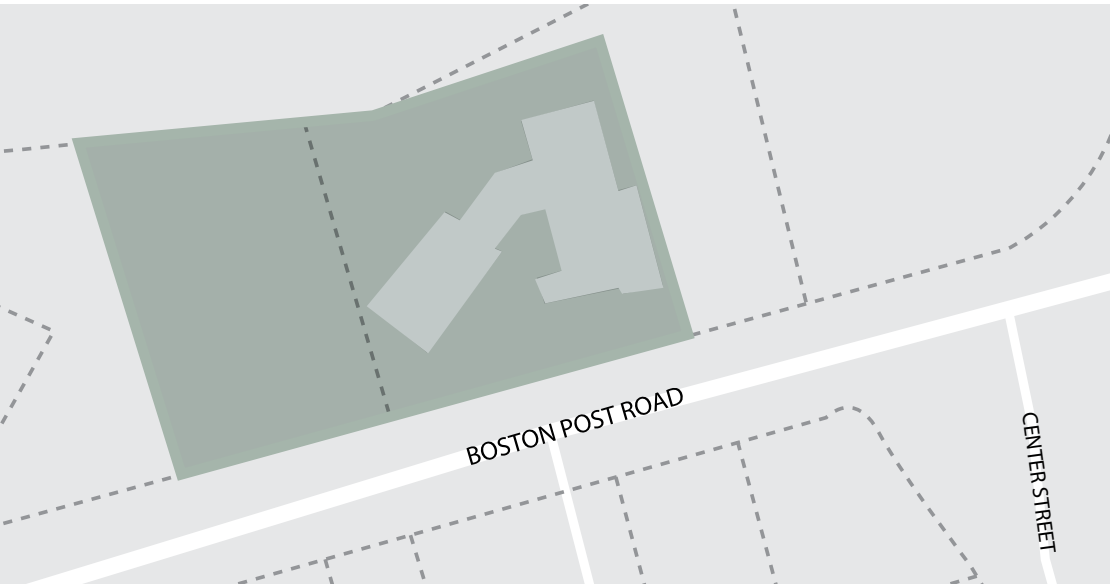
11,384 SF

STORIES

1

ZONING DISTRICT

Business – District B



CAPITAL MARKETS

JASON S. WEISSMAN

Founder & Senior Partner

617.850.9608

jweissman@bradvisors.com

NICHOLAS M. HERZ

Managing Director & Partner

617.850.9624

nherz@bradvisors.com

KEVIN BENZINGER

Associate Director

617.850.9647

kbenzinger@bradvisors.com

DOMINIQUE DUBOIS

Analyst

617.909.7567

ddubois@bradvisors.com

WHITNEY E. GALLIVAN

Managing Director & Partner

617.850.9612

wgallivan@bradvisors.com

JOE WAGNER

Associate Director

617.850.9675

jwagner@bradvisors.com



745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

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