

walk hill RESIDENCES



executive summary

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present for sale **Walk Hill Residences at 289 Walk Hill Street**, an approved residential development featuring unique on-site parking in Boston's Roslindale neighborhood. Walk Hill Residences will include 106 units and 126 parking spaces, 84 of which will be garage.

Totalling 120,399 GSF, the development opportunity is nestled among Roslindale neighborhood amenities, combining the best of Boston-based amenities and the suburban neighborhood appeal. Walk Hill Residences is located 6 miles south of Downtown Boston and is accessible to Hyde Park Avenue, which leads to Dedham and major thoroughfares I-95, I-93, and Route 1. Additionally, access to Boston via the MBTA Orange Line/Commuter Rail is located approximately one mile away at the Forest Hills MBTA Station.

The property's location provides tenants with easy access to hiking & trails at Mass Audobon's Boston Nature Center, Olmsted Green, and Jamaica Plain's Arboretum.

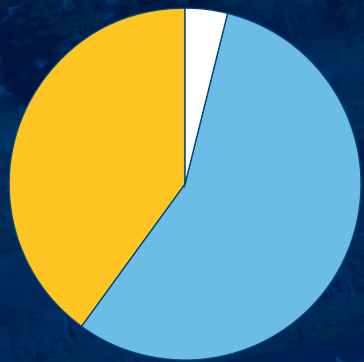


development overview

1.9 ACRES

100% RESIDENTIAL

106 UNITS



■ 1 BED (57%)

■ 2 BED (39%)

■ 3 BED (4%)

120,399 GSF

1ST FLOOR: 29,871 GSF

2ND FLOOR: 32,565 GSF

3RD FLOOR: 32,565 GSF

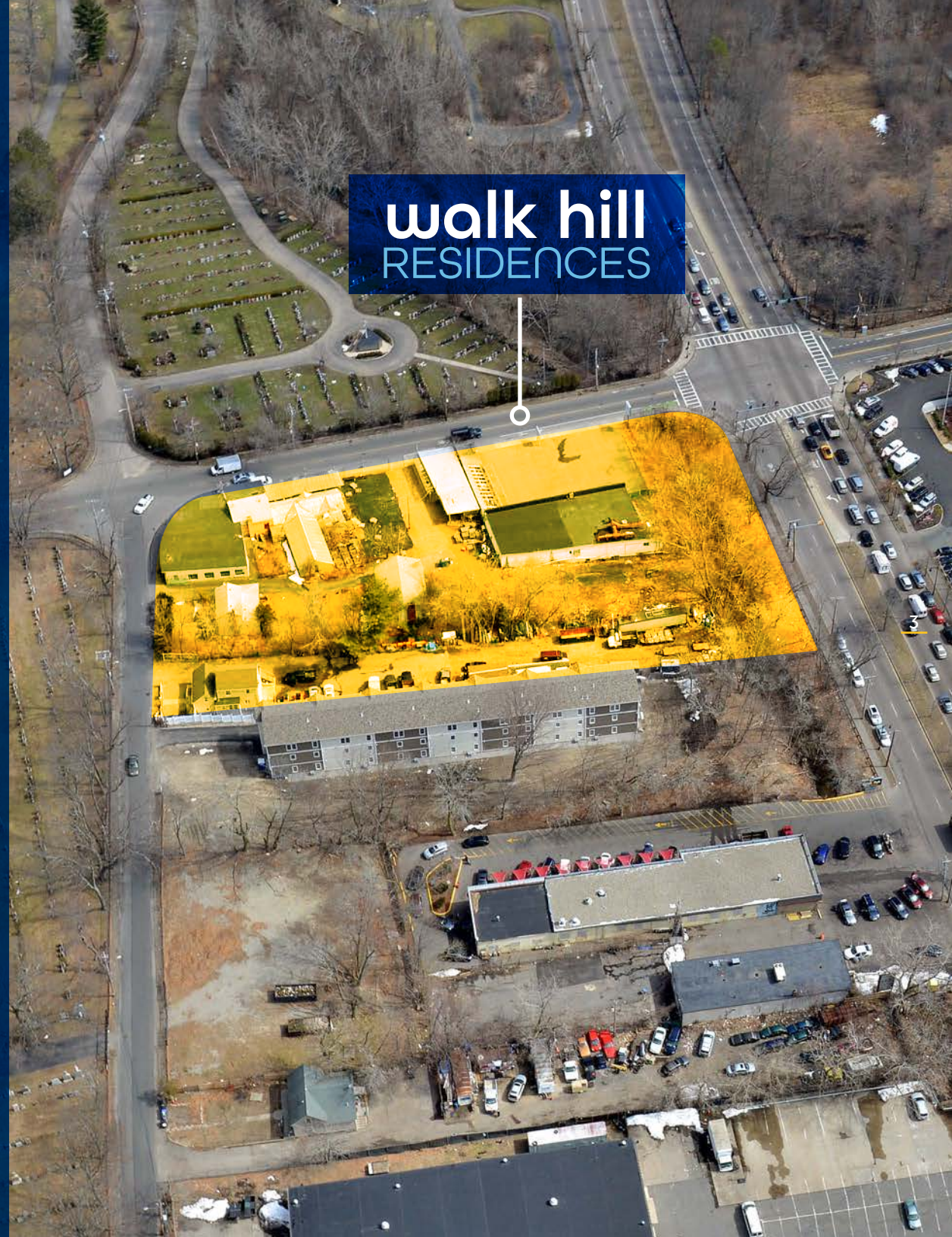
4TH FLOOR: 25,398 GSF

126 PARKING SPACES

1.29 SPACES/UNIT

84 GARAGE SPACES

walk hill
RESIDENCES



investment highlights



Fully-Approved Opportunity

Walk Hill Residences presents a rarely available approved 106-unit development site in Boston's Roslindale neighborhood. The site consists of an approximately 2-acre lot at the intersection of Walk Hill Street and American Legion Highway. The approved status of the site allows for immediate construction commencement in a highly-desirable residential market.



Ideal Access to Major Area Roadways

Walk Hill Residences offers a rare combination of ideal access to major area highways and public transportation. The site is approximately a 20-minute drive to Downtown Boston and is just one mile from the MBTA Forest Hills Orange Line & Commuter Rail Station.

The property has frontage on American Legion Highway and is less than 4 miles from I-93, offering easy access to all of the major roadways in Massachusetts. **Walk Hill Residences** provides a variety of easy commuting options to various employment drivers and entertainment venues throughout Massachusetts.



Proximity to Quality Retail Amenities

Walk Hill Residences is located amidst quality dining and retail in Roslindale, Jamaica Plain, and Dorchester. Popular shopping & dining destinations are highlighted by proximity to the Legacy Place, Dedham and Dedham Mall. Local amenities include American Legion Shopping Center and Stop & Shop.

BOSTON

FRANKLIN PARK

« ARNOLD ARBORETUM



property overview

ADDRESS	LOT SIZE (SF)	LOT SIZE (ACRES)
283 Walk Hill Street	20,650	0.47
289 Walk Hill Street	21,780	0.5
576 Canterbury Street	21,236	0.49
578 Canterbury Street	19,553	0.45
Total	83,129	1.91



1.9 Acres



Approved



106 Units



126 parking spaces





SUDANCI'S AT WAKHILL



multi-family advisory group

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