



3326 WASHINGTON ST JAMAICA PLAIN, MA

39,445 GSF | 5 Stories | Fully Approved 43-Unit Development Opportunity



INVESTMENT SUMMARY

Cushman & Wakefield’s Multifamily Advisory group is pleased to present for sale **3326 Washington**, a fully approved 43-unit development opportunity located minutes from downtown Boston in the Jamaica Plain neighborhood. Situated on a 12,304 SF lot, 3326 Washington Street will include 5 stories and 43 units of residential housing.

Totaling 39,445 GSF, the development opportunity is ideally situated among Jamaica Plain’s neighborhood amenities, combining the best of Boston-based benefits and the suburban neighborhood appeal. 3326 Washington Street is only a block away from the MBTA Orange Line’s Green Street stop and less than a mile from the Commuter Rail’s Forest Hill Station providing access to Downtown Boston in under 20 minutes.

PRICING & PROCESS

3326 Washington Street is offered for sale on an “as-is” basis and without a formal asking price. Once investors have had an opportunity to review the offering materials, Cushman & Wakefield will schedule a “Call for Offers” date with advanced notice.

For more information and to execute the confidentiality agreement, please visit: [multifamily.cushwake.com/listings/3326 Washington](http://multifamily.cushwake.com/listings/3326-Washington)

43

UNITS



5

STORIES



625

AVG UNIT SF



39,445

GSF



12,304

SF LOT



Transit Oriented

0.25 MILES FROM GREEN STREET MBTA ORANGE LINE STOP
0.8 MILES FROM FOREST HILLS MBTA COMMUTER RAIL STOP
20 MINUTE DRIVE INTO DOWNTOWN BOSTON



Jamaica Plain, MA

3326 WASHINGTON STREET, 02130



INVESTMENT HIGHLIGHTS

1

TRANSIT ORIENTED

3326 Washington Street provides unmatched public transportation access with the MBTA's Green Street Orange Line Station less than a quarter of a mile from the property. This public transport option offers a commute to Downtown Boston and Longwood Medical area in less than 20 minutes and approximately a 30-minute commute to Cambridge's Kendall Square. Residents also have the option of utilizing the MBTA Commuter rail, the Forest Hills stop is less than a mile from the property. Additionally, the property's proximity to I-93 provides access to the area's major roadways going both north and southbound.

2

FULLY APPROVED OPPORTUNITY

3326 Washington Street presents a rarely available, fully-approved 43-unit development site in Boston's Jamaica Plain neighborhood. With construction drawings already 50% complete. The fully-approved status of the development allows for construction to begin immediately in order to capitalize on today's strong market conditions.

3

MULTITUDE OF AREA AMENITIES

Future residents of 3326 Washington Street will greatly benefit from the variety of amenities in Boston's Jamaica Plain neighborhood. Centre Street is the area's main thoroughfare where locals can find grocery items at Stop & Shop and Whole Foods and enjoy meals at a variety of local restaurants. Jamaica Plain is the original home of Samuel Adams and the brewery is now a local hotspot for enjoying craft beer innovations and locally-sourced snacks. The neighborhood also offers unmatched green spaces and recreational areas for locals to enjoy including the Arnold Arboretum, Franklin Park, Jamaica Pond and Olmsted Park. There is also an abundance of biking and walking paths allowing for plenty of opportunities to get outside.

4

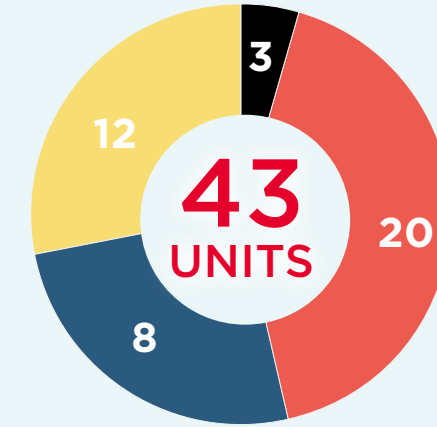
DESIRABLE RESIDENTIAL COMMUNITY & LOCATION

Jamaica Plain is quickly becoming one of the most desirable Boston neighborhoods for young professionals seeking an easy commute to downtown Boston while being able to enjoy larger living spaces and outdoor areas. As rents and values in downtown Boston continue to reach all-time highs, Jamaica Plain offers more affordable options without losing access to career opportunities downtown and the Longwood Medical Area.





PROPERTY DESCRIPTION



UNIT MIX SUMMARY

TYPE	# UNITS
■ Studio	3
■ One-Bedroom	20
■ One-Bedroom + Den	8
■ Two-Bedroom	12
Total	43 Units

PROPERTY SUMMARY

Address	3326-3328 Washington Street, Jamaica Plain, Boston, MA
Site Size	12,304 SF
Units	43
Stories	5
Affordability	10 units
Gross Building Area	39,445 SF
Net Square Feet	35,179 SF
Average Unit Size	625 SF





BUILDING AMENITIES

- Fitness Center
- Elevator
- Bike Racks
- Storage
- Package Room
- Office / Lobby
- Balconies

VIEW FROM GLEN ROAD



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INDOOR/OUTDOOR TERRACE CAN BE ENCLOSED DURING WINTER



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