

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

NAI Hunneman arranges \$5.25 million sale of 19-unit brownstone

NAI Hunneman, a leading provider of commercial real estate services to corporations, institutions and the private market has brokered the sale of 41-43 Bay State Rd. for \$5.25 million.

The sale includes two large, adjacent brownstone buildings, that are currently comprised of 19 apartment units. Most notable is the building's location on Bay State Rd., which has exceptional, unobstructed views of the Charles River.

Additionally, each building boasts 8,500 s/f - far more than the average 6,000 s/f of most brownstones. Lastly, most of the properties along this road are owned and managed by Boston University - making this particular sale a unique opportunity for the buyer.

Carl Christie, executive vice president, and Dan McGee, associate both of NAI Hunneman, represented the seller Tosi L.P. and procured the buyer Nora, LLC.

"It is a rare opportunity to acquire two buildings in the city with parking and river views," said McGee. "NAI Hunneman was pleased to have been chosen to represent these properties and to have obtained a price that pleased the seller."

The sale of 41-43 Bay State Rd. represented a unique opportunity to purchase a high-end investment property that rarely comes on the market. There was a great deal of interest the moment the property was placed on the market. NAI Hunneman created a process which included five weeks of marketing during which time they requested bids.

After reviewing the multiple bids they received, the sellers chose the one that best met their criteria. The buyer will continue to manage the building as apartments.



41-43 Bay State Road - Boston, MA



Carl Christie



Dan McGee