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Developer Anatole to build apartment building in Brockton

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Brockton, MA Developer Geoffrey Anatole, president of South Shore Property Management, plans to further advance the transformation of downtown with the development of a modern, luxury, transit-oriented residential community of 64 market-rate units located at 46 Montello St., just steps from the Brockton MBTA commuter rail station.

The project will entail construction of a six-story building that will feature four studios, 44 one-bedroom and 16 two-bedroom apartments across four floors, built above two levels of covered garage parking with a total of 80 parking spaces, and panoramic views.

The ground floor of the 90,000 s/f building will have a spacious lobby, an exercise bike studio, and package room. The building will have oversized windows and contain high-end finishes and many high-tech features.

The project is scheduled to break ground in the spring of 2022 pending city approval and conditional

certification from the state's Housing Development Incentive Program. This marks Anatole's third major project in the city's downtown. In 2018, he renovated a former warehouse at 47 Pleasant St. to create the 24-unit Standard Modern Residences, and in 2020 he completed XLVII West Elm, a transit-oriented, 44-unit building that was the first ground-up, market rate residential project in Downtown in many decades.

"We are bullish on Brockton and excited to have another opportunity to enhance housing opportunities in the downtown area, particularly for those being priced out of the Boston housing market," said Anatole. "We look forward to working with our partners in the city of Brockton to build a first-rate, amenity-rich housing development that is literally steps from the Boston train."

"The development of Brockton's downtown is vitally important to the ultimate success of our city and our goal is to have a thriving downtown that is safe for residents and has the necessary commercial and social amenities that residents expect in a modern city," said Brockton Ward 5 city councilor Jeffrey Thompson. "To help Brockton achieve this goal we must partner with proven developers who can get the job done and Geoffrey Anatole and South Shore Property Management is such a developer. This new market-rate residential development will provide modern, high end amenities and be a catalyst for additional market-rate developments."

South Shore Property Management recently purchased the parcel, which contains a shuttered restaurant building that will be razed to make way for the project. The building is being designed by BKA Architects. South Shore Property Management is also working with North Easton Savings Bank on the project.

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