



# bernazani

## **Bernazzani Real Estate brokers \$1.4 million sale of 44,049 s/f parcel**

February 04, 2022 - Front Section



Braintree, MA Bernazzani Real Estate, LLC arranged the sale of 107 Hancock St., a vacant 44,049 s/f parcel of land. The 1.01 acre property officially traded hands for \$1.4 million.

Brendon Bernazzani of Bernazzani Real Estate had the exclusive listing to market the property on behalf of the sellers and was the sole broker involved. The sellers received multiple offers and were excited to identify a buyer willing to close the transaction in a relatively short time period. The property was on the market for under 49 days from list to close. A local investment group was the purchaser and will work towards future redevelopment plans.

Historically, the parcel had been approved for three different redevelopment projects over the last 45 years. None of which ultimately came to fruition.

107 Hancock is situated one mile away from the Braintree MBTA station. It is also located near I-93/95 and Rte. 3 South. Numerous local retail amenities are nearby along with downtown Boston 14 miles to the north.

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