

Grove Property Group announces off-market sale of South Boston mixed-use brick asset at 377 West Broadway

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Boston, MA Grove Property Group has completed the successful off-market sale of 377 West Broadway in South Boston, a fully turn-key, brick mixed-use building totaling 17,088 s/f. The property features two ground-floor commercial units and eleven residential apartments, offering two-bedroom, three-bedroom, and one four-bedroom layouts.

The building sold for \$10.21 million, equating to approximately \$785,000 per unit across its thirteen total units. Originally owned by 42 North Capital, the property includes three recently completed, full gut-renovated units located at the rear of the building. With a strong unit mix and updated infrastructure, the asset offers a high-quality, stabilized investment.

John Federico, who represented the buyer in the original acquisition while at a previous firm, has since co-founded Grove Property Group with Ryan Quinn. The firm continues to steadily growing in its two-and-a-half-year trajectory. Federico has now been involved in three separate transactions with the buyers in the South Boston market, highlighting an ongoing relationship built on trust and local market expertise.

“This location checks every box — the commercial spaces benefit from strong walk-in traffic, while the residential tenants enjoy walkable access to public transportation, local restaurants, bars, and the beach,” said Federico. “I’ve had a long, great relationship with the sellers and truly appreciate the opportunity to sell the property for them in this tough market environment.”

Grove Property Group maintains a large portfolio of off-market properties and a wide-reaching

network of active buyers and sellers throughout Greater Boston and beyond. The firm specializes in connecting investors with exclusive opportunities that never hit the open market.

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