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Sullivan & Sullivan Auctioneers to auction off The Linden, a 70-unit complex located at 199 Gardner St., West Roxbury, MA

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West Roxbury MA Sullivan & Sullivan Auctioneers, LLC has a rare investment opportunity: the public foreclosure auction of The Linden, a brand-new, nearly completed 70-unit apartment complex located at 199 Gardner St. This asset will be offered at public auction on-site on Wednesday, August 13, 2025, at 12:00 PM.

Located in one of Boston's most desirable residential neighborhoods, The Linden features contemporary architecture, premium finishes, and modern amenities throughout. Built with high-efficiency systems and designed for Energy Star certification, this all-electric building was meticulously planned for long-term performance and ease of management.

"This is an extraordinary opportunity to acquire a newly built, high-quality multifamily asset in a thriving Boston submarket," said Marianne Sullivan, president of Sullivan & Sullivan Auctioneers. "Rarely does a property of this scale, quality, and readiness come to market through foreclosure. We expect strong interest from investors and developers eager to take advantage of this unique offering."

Investment Highlights:

- 70 residential units: Including 55 one-bedroom and 15 two-bedroom layouts; 53 units feature private balconies.
- Designated affordable housing: 9 affordable units included (7 one-bedroom, 2 two-bedroom).
- Future-ready infrastructure: The building is separately metered for electricity and water, and designed to allow for a potential condominium conversion.
- Premium parking: 68 total parking spaces (42 garage, 26 surface), with 18 EV charging stations in place and infrastructure for more.
- Amenities: Fitness center, community room, dog washing station, bike storage, and rental storage units.
- Professionally managed construction: Construction management was entrusted to Tocci Building

Companies in April 2024. After Berkshire Bank took possession in February 2025, Tocci remained with the project to ensure quality and timely delivery.

In addition, Sullivan & Sullivan Auctioneers, has another investment opportunity through an on-site foreclosure auction of a prominently located commercial property in Cambridge, Mass. Auction Date: Friday, August 15, 2025 at 11:00 AM. Property location: 793–805 Main St., Cambridge, Mass.

This high-visibility property features a 6,000 s/f single-story building on a 9,866 s/f lot, at the corner of Cherry St., currently configured as two commercial units – a former restaurant and a retail space. The site also includes rare on-site parking and a rooftop billboard, offering additional revenue potential.

Situated within the Central Sq. Overlay District, between Kendall Sq. and Central Sq., the property offers significant repositioning or redevelopment potential. “This is a rare opportunity to acquire a well-located asset in one of the most active commercial corridors in Cambridge,” said Sullivan. “With its strategic location and multiple income streams, this property is ideal for investors, developers, or end users.”

Cambridge’s zoning overlays, such as the Central Sq. Overlay District, often allow for higher density or redevelopment, making properties in these areas well-suited for repositioning or long-term value creation. Assets with features like on-site parking, rooftop billboards, or mixed-use potential are especially rare and highly sought after in this tightly held market. “I truly believe this property offers strong upside potential,” added Sullivan.

“Upzoning may represent the highest and best use of this property. Under current zoning, a ‘by-right’ development option would involve demolishing the existing structure and constructing a mixed-use residential/commercial urban project. This is a foreclosure auction you won’t want to miss! The auctioneer will sell the property on-site to the highest bidder, pending the Mortgagee’s approval to put the hammer down. Closing will take place 30 days after the auction, giving buyers a rare opportunity to secure this property quickly and confidently,” said Sullivan.

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