

FOR SALE



DERBY ARMS APARTMENTS

44 UNITS • WEYMOUTH, MA

VALUE-ADD APARTMENT COMMUNITY

AREA EMPLOYERS

South Shore Hospital (0.7 mi.)

Dana Farber Cancer Center (0.7 mi.)

Mass Eye & Ear / Weymouth (0.8 mi.)

Stenson Medical Center (1.6 mi.)

Colonial Rehab & Nursing Center (3.7 mi.)

Boston Financial Data Services (7.2 mi.)

Quincy Medical Center (7.9 mi.)





WEYMOUTH AREA PROFILE


 Current Population
55,419


 Median Age
42.7


 Average Household Income: **\$92,357**


 Renter Occupied Housing:
39% of Population


2015
 Weymouth High School Ranked #8 in academic performance in the State of MA

Route 18 **25,200**

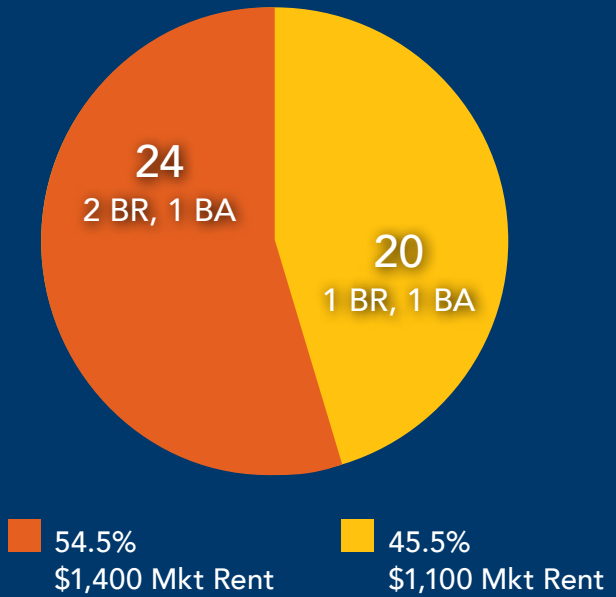
 Route 3 **147,597**
 Daily Traffic Count

*Source: ESRI

PROPERTY DETAILS

- Address: 30-36 Derby Street
Weymouth, Massachusetts
- Number of Units: 44
- Year Built: 1968
- Access: From Derby Street via Pond or Main Street
- Parking: 57 Spaces
- Site Area: 1.27 Acres (55,578 SF)
- Building Height: Three Stories
- Exterior: Brick

Unit Mix:



DERBY ARMS

Boston Realty Advisors has been exclusively retained to market **Derby Arms**, a 44-unit apartment community located off Route 18 and Pond Street in Weymouth, Massachusetts. The community is located 12 miles south of Boston proximate to Hingham Bay. The property consists of one (1) three-story garden-style apartment building with four (4) separate entrances. The building is of wood frame construction with brick exterior.

Derby Arms offers investors a rare opportunity to purchase a stabilized, well-kept asset in a highly-urban suburb of Boston. The property offers immediate access to many employment centers and numerous retail amenities including Whole Foods, Starbucks, and SouthField a master planned live-work-play environment that will include an 18-hole golf course, a recreational complex and more. The South Shore Hospital, Dana Farber Cancer Center, and The Mass Eye & Ear facility are located less than one (1) mile from the property and all are significant economic drivers for the immediate area.

The site is situated just 1.3 miles from the South Weymouth commuter rail station providing access on the Kingston/Plymouth line at Braintree Station, Quincy Center Station, JFK/UMass, and South Station.

In addition, the asset provides easy access to local area highways Route-3 (3 mi.), I-95 (18 mi.), Route-1 (6.5 mi.) and Route 24 (8 mi.). For more information, please visit 30Derby.com.



MULTIFAMILY

CHRISTOPHER D. SOWER

Managing Director & Senior Partner
617.850.9633
csower@bradvisors.com

JENNIFER R. PRICE

Senior Associate
617.850.9626
jprice@bradvisors.com

BENJAMIN M. KARP

Associate
617.850.9634
bkarp@bradvisors.com

DIRECTOR OF CAPITAL MARKETS

JASON S. WEISSMAN

Principal & Senior Partner
617.850.9608
jweissman@bradvisors.com

DEBT & EQUITY

NICHOLAS M. HERZ

Managing Director & Partner
617.850.9624
nherz@bradvisors.com



745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.