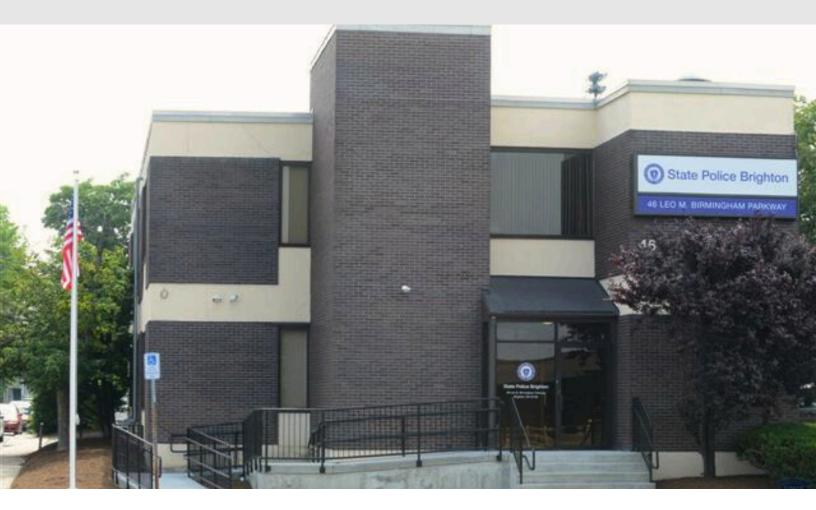
## RARE OPPORTUNITY

## OFFICE BUILDING FOR SALE

46-48 LEO M BIRMINGHAM PARKWAY BRIGHTON, MA 02135

Commonwealth Commercial Advisors is pleased to present for sale a stand-alone office building in the heart of Allston/Brighton. This is an ideal opportunity for an owner-user to acquire a hard-to-find asset in one of the most sought-after submarkets within the city of Boston. The property is conveniently located at the intersection of Soldiers Field Road and Western Avenue which provides easy access to Cambridge, downtown Boston and the Mass Turnpike (I-90).







Building Size: 7,422 SF

Stories: 2

Year Built: 1975

Total Land: 12,826 SF

**FY2026 RE taxes:** \$34,230

Roof: Rubber Membrane

**HVAC:** 4 gas-fired Trane RTUs

Parking: 20 +/- spaces

Fire Protection: Central Station Monitoring

Water/Sewer: City of Boston

Zoning: Community Commercial (CC-1) within

Greenbelt Protection Overlay District

Previous Use: Massachusetts State Police Barracks

Public Transportation: Serviced by multiple MBTA Bus Routes

and Commuter Rail at Boston Landing



\$3.6M



All information furnished is from sources deemed reliable but no warranty or representation is made to the accuracy.

**STEFAN FREY** 

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