

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



PRICE
\$3.6M



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

STEFAN FREY
Founder/President
stefan@ccadvisors.net
617-596-7833

TIM COYLE
Senior Vice President
tcoyle@ccadvisors.net
617-970-7232

195 Worcester Street
Suite 201
Wellesley, MA 02481
617-970-7232