



~ FOR SALE ~

4,197 +/- SF Office/Retail Condo

614 Columbia Road, Unit C1

Dorchester, MA 02125

Price ~~\$555,000~~

PRICE REDUCED: \$539,000



Offering Memorandum

**Exclusively Listed By:
Denenberg Realty Advisors**

DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

For further information please contact:

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Denenberg Realty Advisors

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Investment Summary

Denenberg Realty Advisors has been retained to market for sale, the fee simple interest in this 4,197 +/- SF condo at 614 Columbia Road, Unit C1, Dorchester, MA 02125. This 67,065 SF brick building was built in 1899 and renovated in 2002. Currently **The City School Inc.** is occupying the space but the space will be delivered vacant when it is sold.

This condo is a very unique space for multiple office or retail uses. It is conveniently located near public transportation. The site has excellent street frontage and visibility. There are many possible uses on this well desired location. This is an excellent investment for an owner user or investor.

Property Location:	614 Columbia Road, Unit C1, Dorchester, MA
Building Size:	67,065 +/- SF
Condo Size:	4,197 +/- SF
Property Type:	Brick/Masonry Building
Features:	Two Entrances – one on Columbia Road & one on Ramsey Street
Zoning:	Local Retail
Year Built:	1899 – Renovated 2002
Electric:	\$3,784.34 per Year (\$315.36 average per month)
Gas:	\$1,821.48 per year (\$151.79 average per month)
Condo Fee:	\$417.00 month
2011 Taxes:	\$11,671.04
Original Price:	\$555,000
Price Reduced:	\$539,000



Aerial View



Entrance on Columbia Road



Vestibule from Columbia Road Entrance



Columbia Road Entrance



Facing Columbia Road Entrance



Window Line on the Ramsey Street Entrance





Full Kitchen



Free Public Parking Lot on Ramsey Street

Demographics:

Radius	1 Mile	3 Mile	5 Mile
Population:			
2015 Projection	56,406	384,748	779,019
2010 Estimate	55,064	374,651	762,333
2000 Census	52,628	351,992	726,596
Growth 2010-2015	2.40%	2.70%	2.20%
Growth 2000-2010	4.60%	6.40%	4.90%
2010 Population By Hispanic Origin:	12,695	66,411	122,298
2010 Population by Race:			
White	14,648	172,060	416,110
Black or African American	20,445	107,429	156,602
American Indian and Alaska Native	294	1,740	2,897
Asian	4,815	36,815	87,362
Native Hawaiian and Pacific Islanders	43	270	528
Other Race	10,190	37,254	61,859
Two or More Races	4,627	19,082	36,975
2010 Households:			
2015 Projection	18,888	152,919	313,537
2010 Estimate	18,489	148,801	306,664
2000 Census	18,026	142,773	296,946
Growth 2010-2015	2.20%	2.80%	2.20%
Growth 2000-2010	2.60%	4.20%	3.30%
Owner Occupied	5,321	43,323	104,739
Renter Occupied	13,167	105,478	201,925
2010 Avg Household Income	\$55,114	\$75,112	\$82,950
2010 Med Household Income	\$43,603	\$51,289	\$57,818
2010 Per Capita Income	\$18,717	\$31,039	\$34,391
2010 Households by Household Inc:			
Income Less than \$15,000	3,552	25,848	44,433
Income \$15,000 - \$24,999	1,866	12,626	24,219
Income \$25,000 - \$34,999	1,973	12,743	24,199
Income \$35,000 - \$49,999	3,256	21,421	40,479
Income \$50,000 - \$74,999	3,198	25,793	53,960
Income \$75,000 - \$99,999	2,188	17,050	38,129
Income \$100,000 - \$149,999	1,803	19,848	47,446
Income \$150,000 - \$249,999	549	8,765	22,673
Income \$250,000 - \$499,999	95	3,581	8,302

UPHAMS CORNER MARKET CONDOMINIUM

612-618 COLUMBIA ROAD
Dorchester, MA

KEY

	COMMERCIAL UNIT
	RESIDENTIAL UNIT
	COMMON AREA FOR RESIDENTIAL EXCLUSIVE USE
	COMMON AREAS
	OPEN TO BELOW
	600 COLUMBIA ROAD LOADING AREA FOR RESIDENTIAL EXCLUSIVE USE OF ADJOINING PROPERTY UNDER EASEMENT RECORDED AT BOOK 05889 PAGE 201

HF = AVERAGE HEIGHT TO FINISH OF STRUCTURAL FLOOR ABOVE

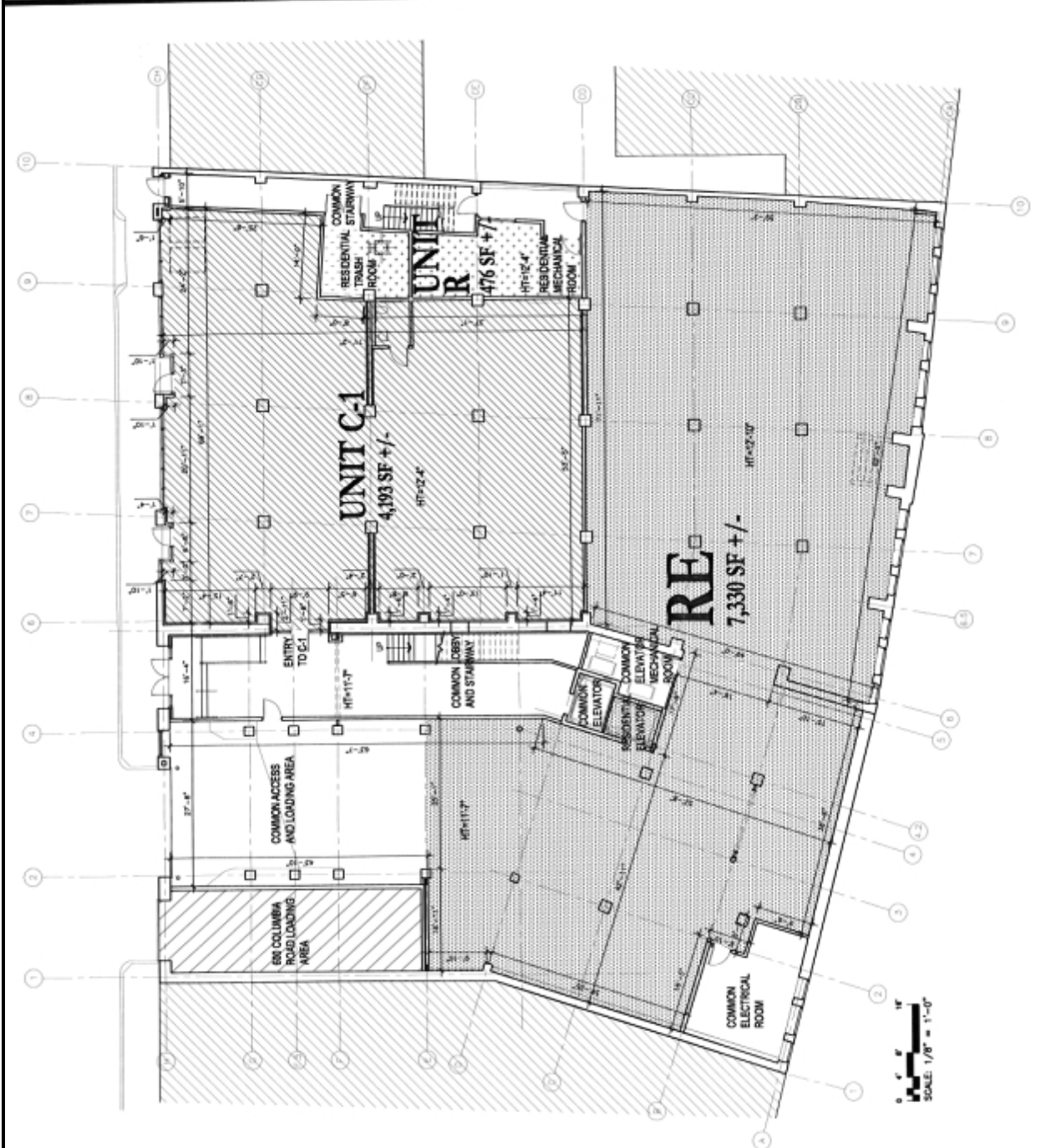
1304 State Street
Boston, MA 02118
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NOTE:
THE UNDERGROUND ENERGY SERVICES TUNNEL (UES) IS LOCATED UNDER THE COMMON AREAS AND SHALL BE CONSIDERED AS PART OF THE COMMON AREAS. THE UES SHALL BE CONSIDERED AS PART OF THE COMMON AREAS AND SHALL BE CONSIDERED AS PART OF THE COMMON AREAS. THE UES SHALL BE CONSIDERED AS PART OF THE COMMON AREAS.

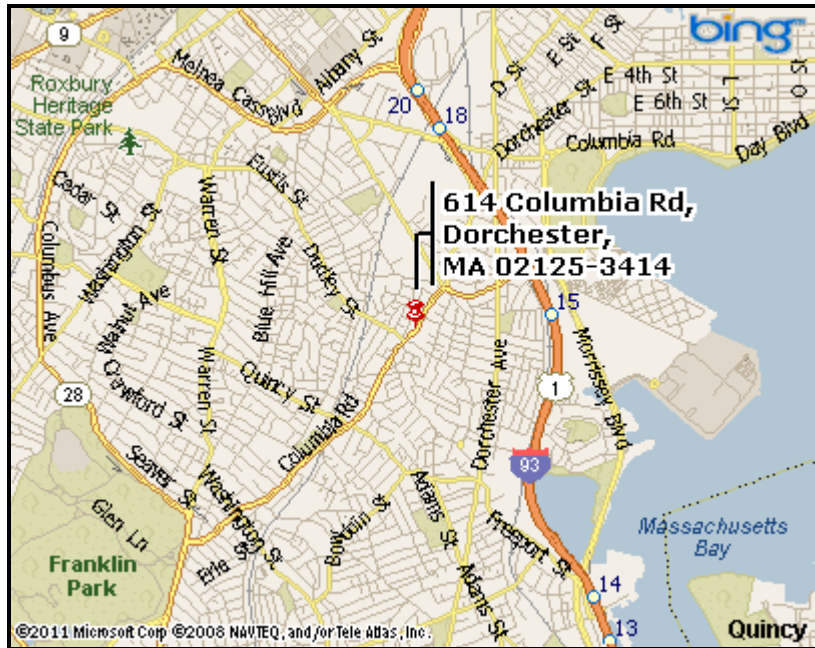


JANUARY 15, 2002

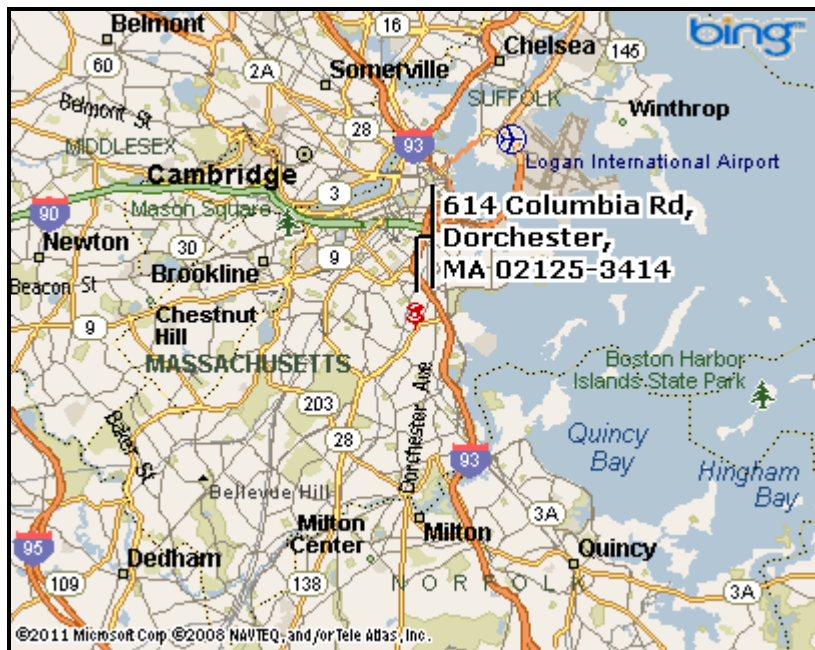
PLAN FOR UNIT C-1 (BASEMENT)



Site Plan



Street View



State View