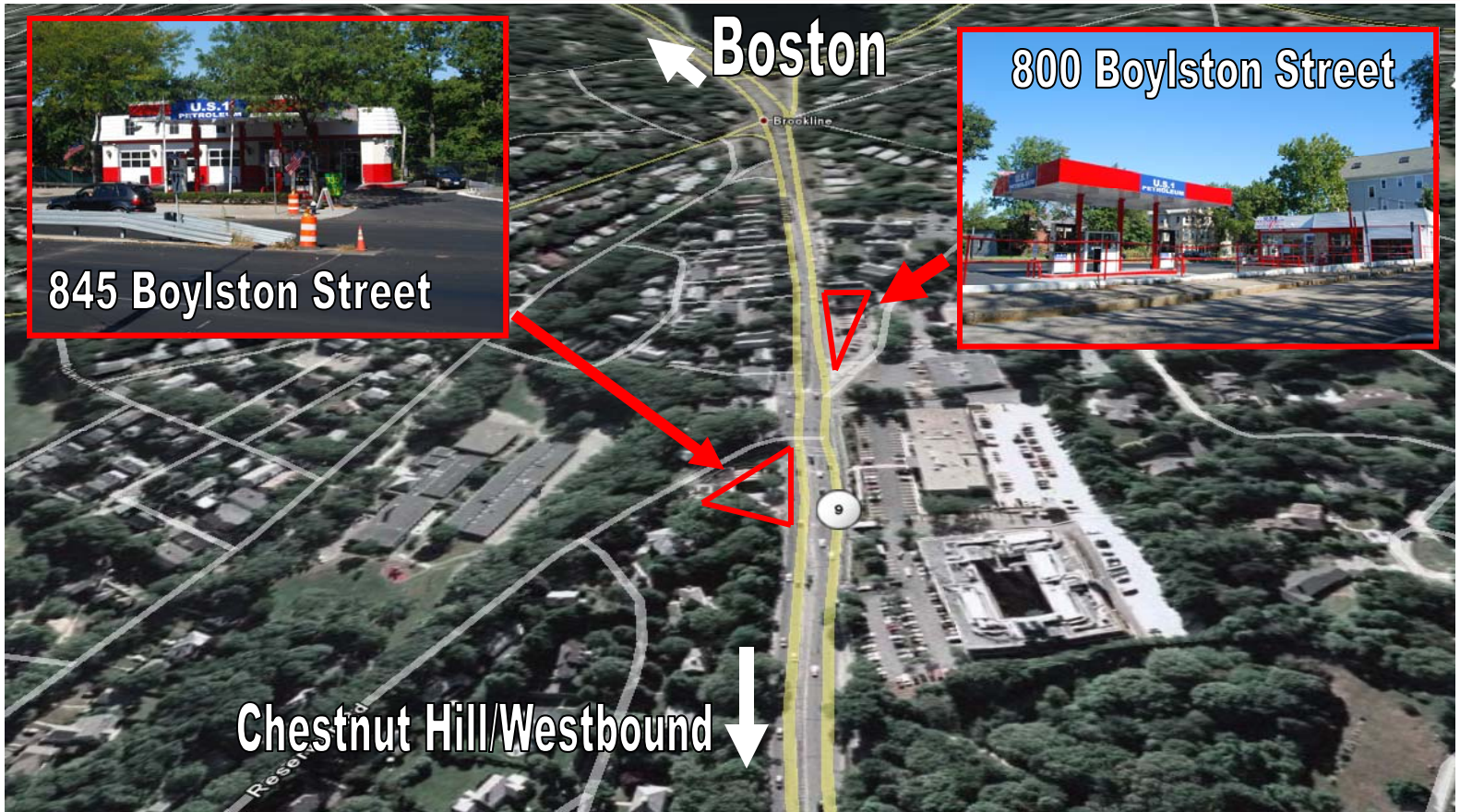




FOR SALE

BROOKLINE, MA

2 "PRIME" LOCATIONS ON ROUTE 9



845 Boylston Street

800 Boylston Street

Chestnut Hill/Westbound

TARGET PRICE: \$5,000,000

PROPERTY OVERVIEW

As exclusive agent, TRB & Associates is pleased to offer for sale the fee simple interest in 800 & 845 Boylston Street (Route 9) in Brookline, MA. 800 Boylston Street is located on the Eastbound Side of Route 9 right next to prime office buildings and Brigham & Women's Hospital. 845 Boylston Street is located on the Westbound Side of Route 9 and both service stations are strategically located diagonally across from each other at a signalized intersection. Both properties are independent gas stations that are being offered as a package. However, it should not be assumed that they cannot be acquired individually.

OFFERING HIGHLIGHTS

Highest Visibility:

Rare Opportunity:

Owner/User Opportunity:

845 Boylston Street/Rte. 9 Westbound:

800 Boylston Street/Rte. 9 Eastbound:

Prime "high traffic" east and westbound locations

Route 9 in Brookline is platinum

Prime location/opportunity for a business owner

Several miles from Chestnut Hill/Rte 128/95

Minutes away from downtown Boston

For Information Contact:

Thomas R. Blakely, CCIM, President

Tel: 781.259.1234 tblakely@trbassociates.com

TRB & Associates, Inc, 144 Lincoln Road, Suite 201, Lincoln, MA 01773

FX: 781.259.1238 WWW.TRBASSOCIATES.COM





(2) Prime Rte. 9 Locations

800 Boylston Street

845 Boylston Street



Qualified parties should call for more detailed information...

PROPERTY DESCRIPTION

(2) Business Zoned Properties/Gas Stations
Brookline, MA

BUILDING AREAS

800 Boylston Street

GLA: 1,500SF
Land Area: 8,928SF +/-
Zone: L District

845 Boylston Street

GLA: 3,500SF +/-
Land Area: 15,230SF +/-
Zone: L District

DEMOGRAPHICS 2008

(5 Miles)

Population: 789,785
Average HH Income: \$103,565
Parking Lots: Yes
Occupied: Owner

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