



windjammer cove

72-UNIT, SIX-BUILDING WATERFRONT COMMUNITY IN BRAINTREE, MA



Colliers International is pleased to present for sale **Windjammer Cove Apartments**, a seventy-two (72) unit, six-building community located in downtown Braintree, MA. The property is less than a 5 minute walk to the MBTA commuter rail station, and hosts 100% 2-bedroom units allowing for strong rent growth.

Windjammer Cove is proximate to the MBTA Commuter Rail Station East Braintree/Weymouth Landing, which provides access to South Station in 30 minutes. Additional local community amenities include proximity to Weymouth Landing, South Shore Plaza, Pond Meadow Park, and access to major thoroughfares Route 53, Route 3, & I-93.

Windjammer Cove is the ideal value-add opportunity for investors to increase unit rents through value-add renovations. Average rent prices for unrenovated units are \$1,500-1,650/month while units across the street at Landing 53 average \$2,600.

Additionally, the property offers development potential, including the ability to deliver new luxury housing steps from an MBTA Commuter Rail station in a desirable suburban community that is home to a high-ranked school system. Through any lens, **Windjammer Cove** presents a multitude of exciting value creation opportunities for the buyer.

Windjammer Cove is available on an unpriced basis. Additional due diligence materials are available for qualified buyers. We will be conducting tours of the property in the coming weeks with a call for offers to follow.

PROPERTY OVERVIEW

Six (6) garden-style apartment buildings

Unit Count:	72 Units
Site Size:	3.63 Acres
Parking:	144 Surface Spaces (2.0 Spaces/Unit)
Zoning:	Recently rezoned Braintree-Weymouth Landing District (favorable zoning)

UNIT MIX



PROPERTY AMENITIES

- Pool
- Tennis courts
- Washer/Dryers in-unit
- Waterfront Views
- Balconies/Patios



VALUE ADD OPPORTUNITY AND DEVELOPMENT POTENTIAL

Windjammer Cove presents the opportunity to update the existing apartments and increase rents, perform complete gut renovations, or implement a full-scale unit condo conversion. Additionally, the site offers transit oriented development and redevelopment potential in a top tier town.



ACCESS TO TRANSPORTATION & EMPLOYMENT CENTERS

Windjammer Cove boasts convenient access to the East Braintree/Weymouth Landing MBTA Commuter Rail Station, as well as I-93. The property is also located minutes from major employers in Quincy and Weymouth including South Shore Hospital, Stop & Shop HQ, State Street Corp, Arbella Insurance, and Harvard Pilgrim Health Care.





BRAINTREE-WEYMOUTH LANDING DISTRICT

The Town of Braintree has rezoned this district with the intent to create a vibrant mixed-use commercial area in which density and commercial uses are encouraged for a walkable village center. This new zoning has led to the recent mixed-use project Landing 53, which contains 173 residential units and 12,000 SF of retail. Additional density would require town approval.



QUALITY NEIGHBORHOOD AMENITIES

Weymouth Landing currently features numerous local amenities, highlighted by East Braintree/Weymouth Landing Commuter Rail Station, and a variety of local restaurants and bars all walkable from Windjammer Cove. Additional amenities include Pond Meadow Park, Beal Cove, Quincy Center, and South Shore Plaza.

 **DUNKIN' DONUTS**
 **Napoli Pizza**

 **South Shore Bank**

 **OPEN DOORS**
YOGA STUDIOS
 **WEYMOUTH BOOKS**

53

 **CRAFT BEER CELLAR**

FOUR SQUARE
Restaurant and Bar

PEKING KITCHEN

 **Comfort dental**

 **LANDING 53**
MODERN LIVING IN BRAINTREE

 **Eastern Bank**

 **Sprint**

 **EL SARAPE**



53



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