

FOR SALE



4 Squire Road

Revere, MA 02151

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MA #9552112

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Section 1

Property Information

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 4 Squire Road, Revere, MA, 02151. This property features a 1,800 SF building with 2 units, offering versatility for diverse tenants. Built in 1972 and tastefully renovated in 2023, the property presents a modern and well-maintained space designed to meet the needs of today's businesses. Currently at 50% occupancy, there is ample room for growth and potential for increased rental income. With its strategic location in the Revere area, this property provides an ideal setting for office building investors seeking a solid asset with promising returns in a thriving market. Take advantage of this exceptional opportunity to expand your commercial real estate portfolio.

PROPERTY HIGHLIGHTS

- 1,800 SF building
- 2 units
- Built in 1972
- Renovated in 2023
- Zoned GB
- Located in the Revere area

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	2
Lot Size:	5,558 SF
Building Size:	1,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,001	3,195	11,346
Total Population	2,817	8,674	31,206
Average HH Income	\$100,868	\$99,529	\$102,122

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LOCATION DESCRIPTION

Discover the vibrant setting surrounding the property at 4 Squire Road, Revere, MA, 02151. Situated within the dynamic Boston North market, this prime location offers easy access to Logan International Airport, making it alluring to office building investors seeking connectivity and convenience. The area is just a short drive from downtown Boston, providing quick access to an array of renowned cultural attractions, upscale dining, and retail destinations. Plus, with its proximity to Revere Beach, tenants and employees of the property can enjoy scenic coastal views and recreational opportunities. Embrace the allure of this bustling, well-connected locale for your next commercial real estate investment.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- 1,800 SF building
- 2 units
- Built in 1972
- Renovated in 2023
- Zoned GB
- Located in the Revere area
- 100% occupancy (Vacancy 7/2026)
- 2025 property tax \$14,765



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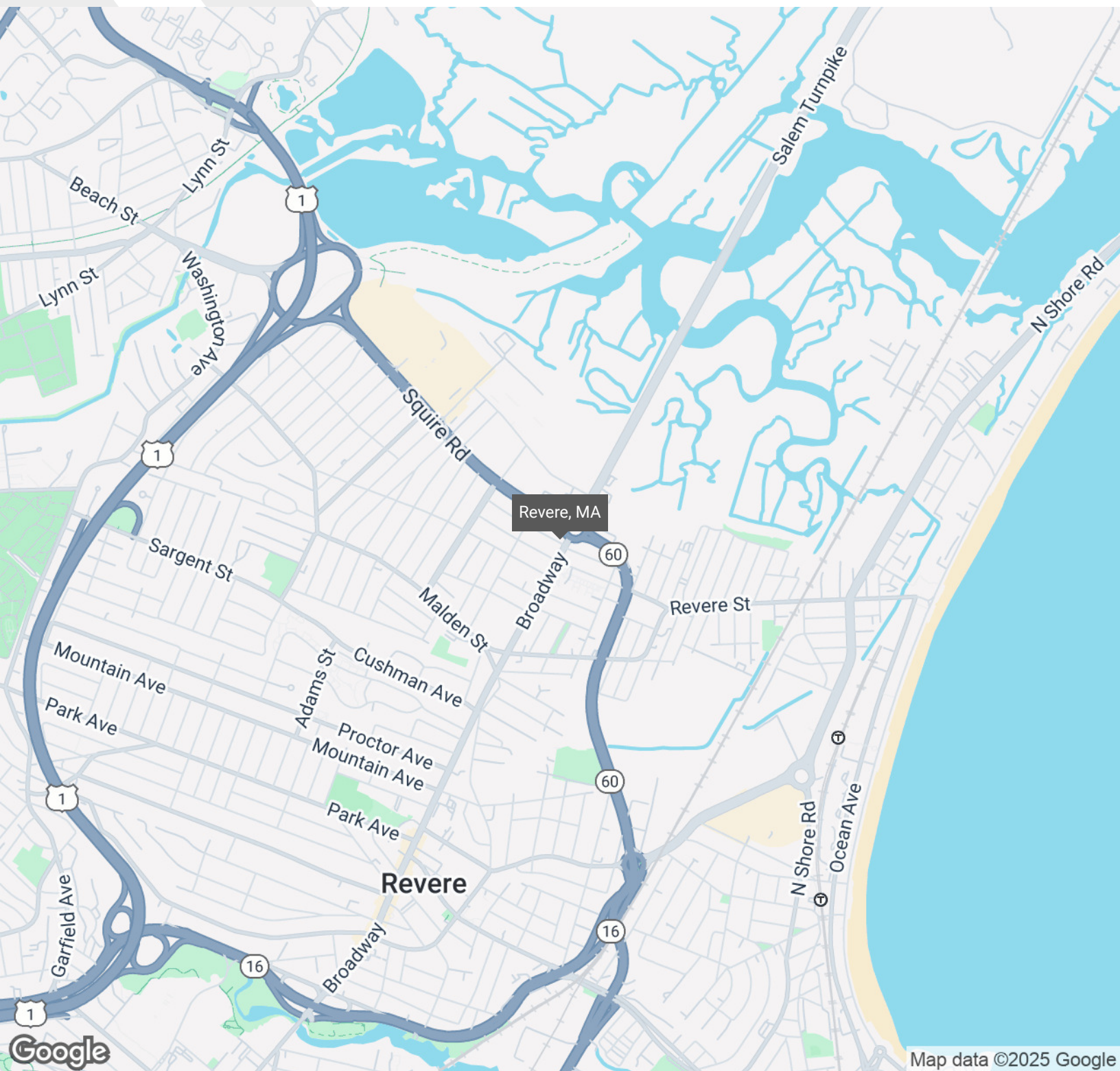
Section 2

Location Information



Regional Map

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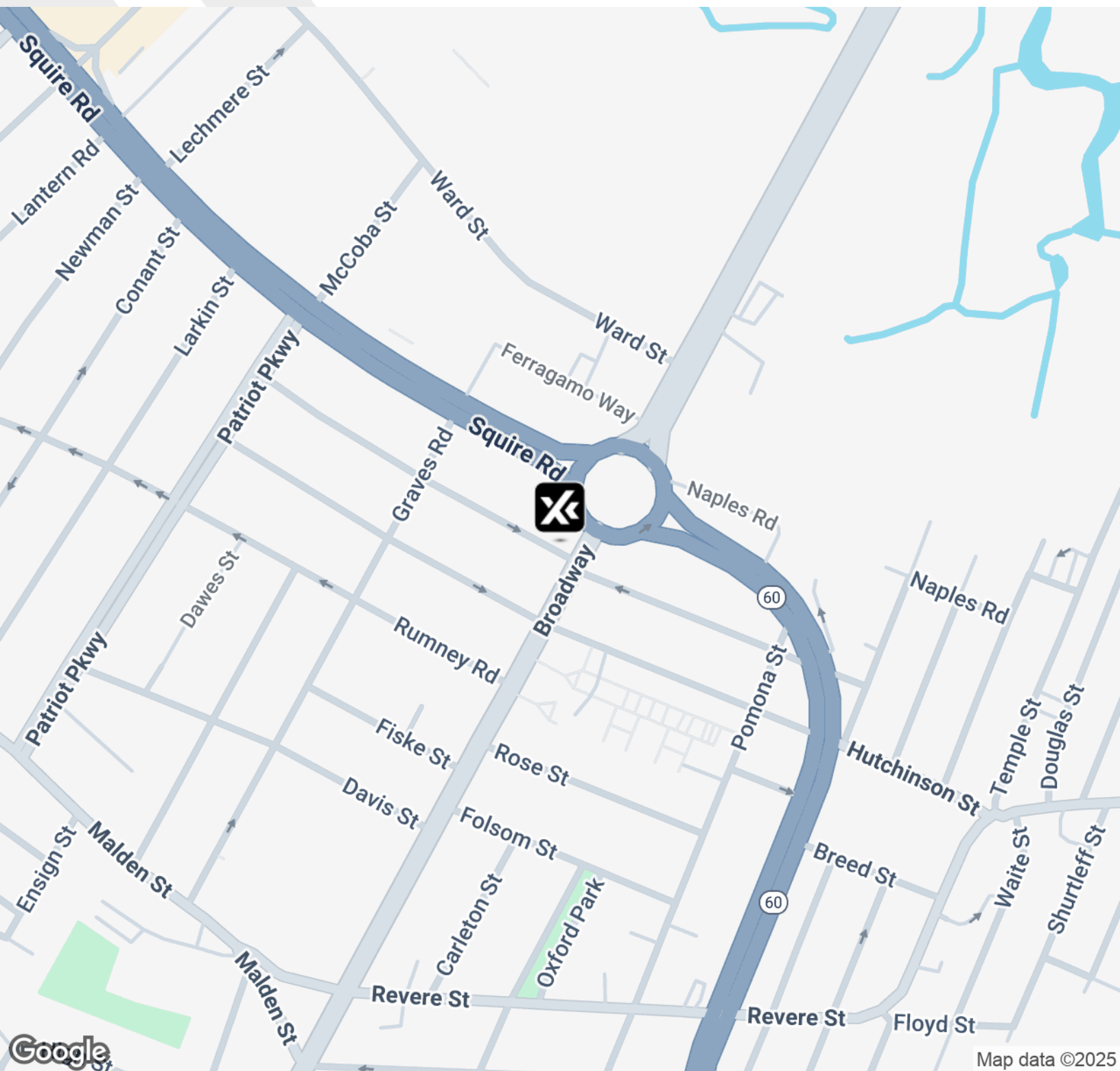
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Location Map

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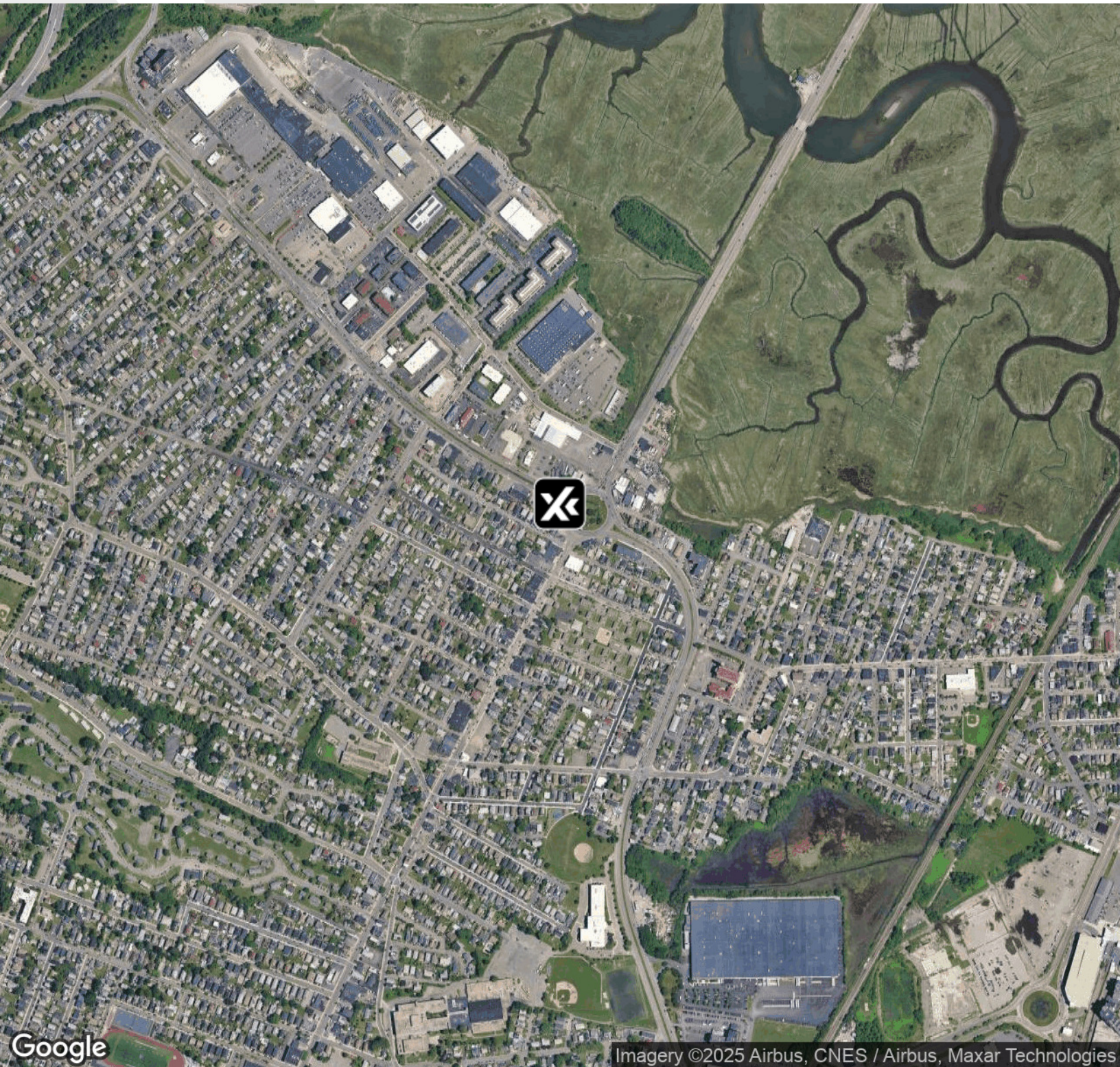
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Aerial Map

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Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Philly Pretzel	1,100 SF	61.11%	\$27.00	\$29	\$0.03	\$29,700	7/1/2016	07/16/2026
-	Metro PCS	700 SF	38.89%	\$25.78	\$29	\$0.04	\$18,046	7/1/2016	11/30/2025
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		1,800 SF	100%	\$52.78	\$58	\$0.07	\$47,746		
AVERAGES		900 SF	50%	\$26.39	\$29	\$0.04	\$23,873		

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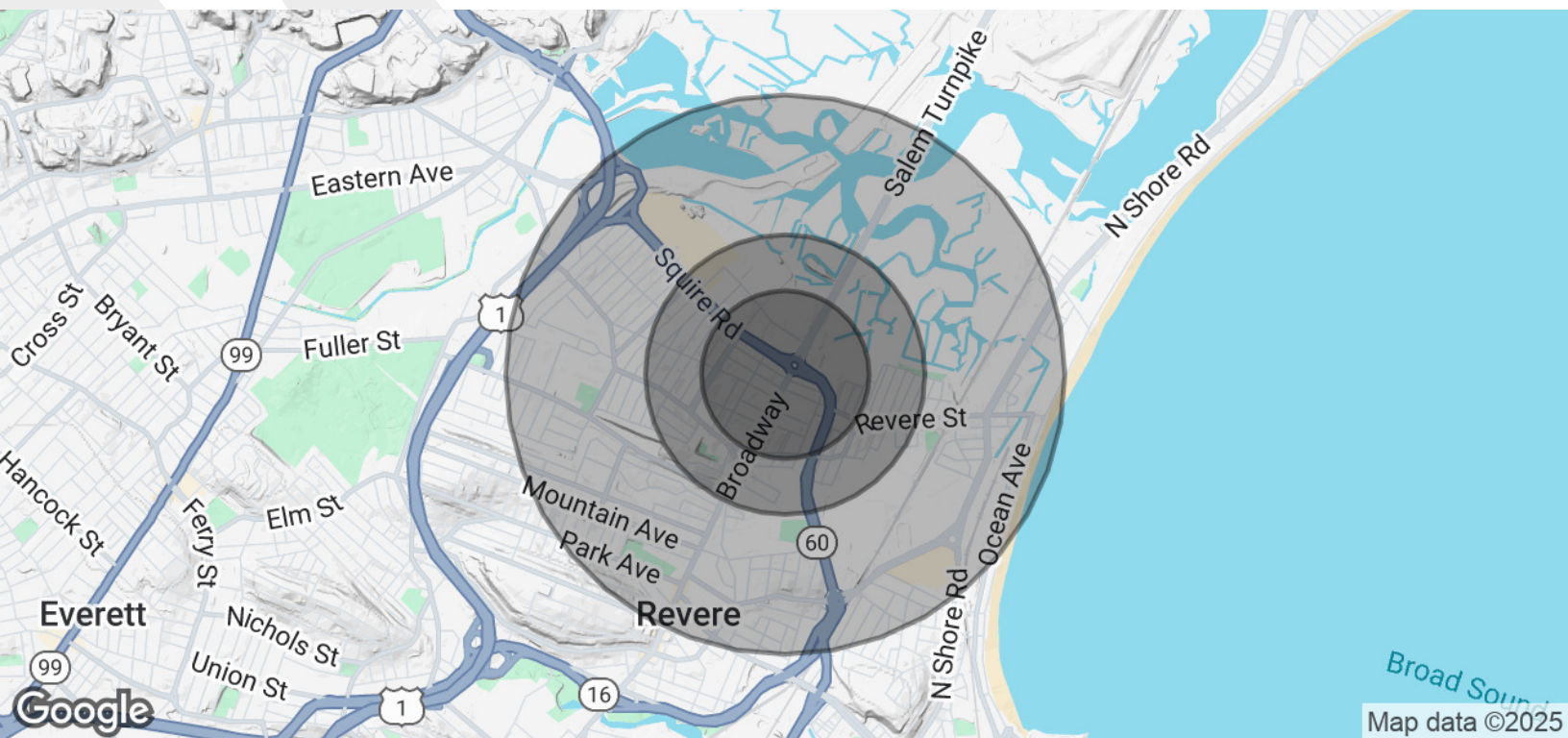
Section 3

Demographics



Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,817	8,674	31,206
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,001	3,195	11,346
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$100,868	\$99,529	\$102,122
Average House Value	\$639,375	\$612,852	\$601,346

Demographics data derived from AlphaMap

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Section 4

Advisor Bio



Christopher Brown

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CHRISTOPHER BROWN

Senior Advisor

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PROFESSIONAL BACKGROUND

Christopher has been entrenched in commercial real estate management, brokerage and development since graduating from The University of Massachusetts Amherst in 1990. With a commercial hospitality management, branding and development background he has expanded into multiple commercial real estate segments since returning to New England in 2003. Brown has worked for National commercial real estate companies: Winegardner & Hammons Inc, Sage Hospitality, and Marcus & Millichap leading up to the founding of New England Commercial. Career highlights have given Brown experiences with multiple brands including Marriott and Hilton hotels as well as massive facilities branding and operations leadership roles at The Pentagon, Arlington, VA and John Hancock Boston, MA Campus.

Holding brokers licenses in Massachusetts and New Hampshire he has successfully closed hundreds of transactions since 2004, with a focus and commitment to commercial real estate. Currently Brown is a leader in volume production statistics within markets North of Boston.

EDUCATION

University of Massachusetts Amherst B.S.

MEMBERSHIPS

Greater Boston Commercial Brokers Association

Asian American Hotel Owners Association

Lynn Chamber of Commerce

BOMA

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Thank you!



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