



1217-1227 HYDE PARK AVE
BOSTON, MA

FOR SALE | 24,700 SF FLEX BUILDING ON 0.53 ACRES

DANNY CRUZ 978.305.0473 danny@stubblebinecompany.com

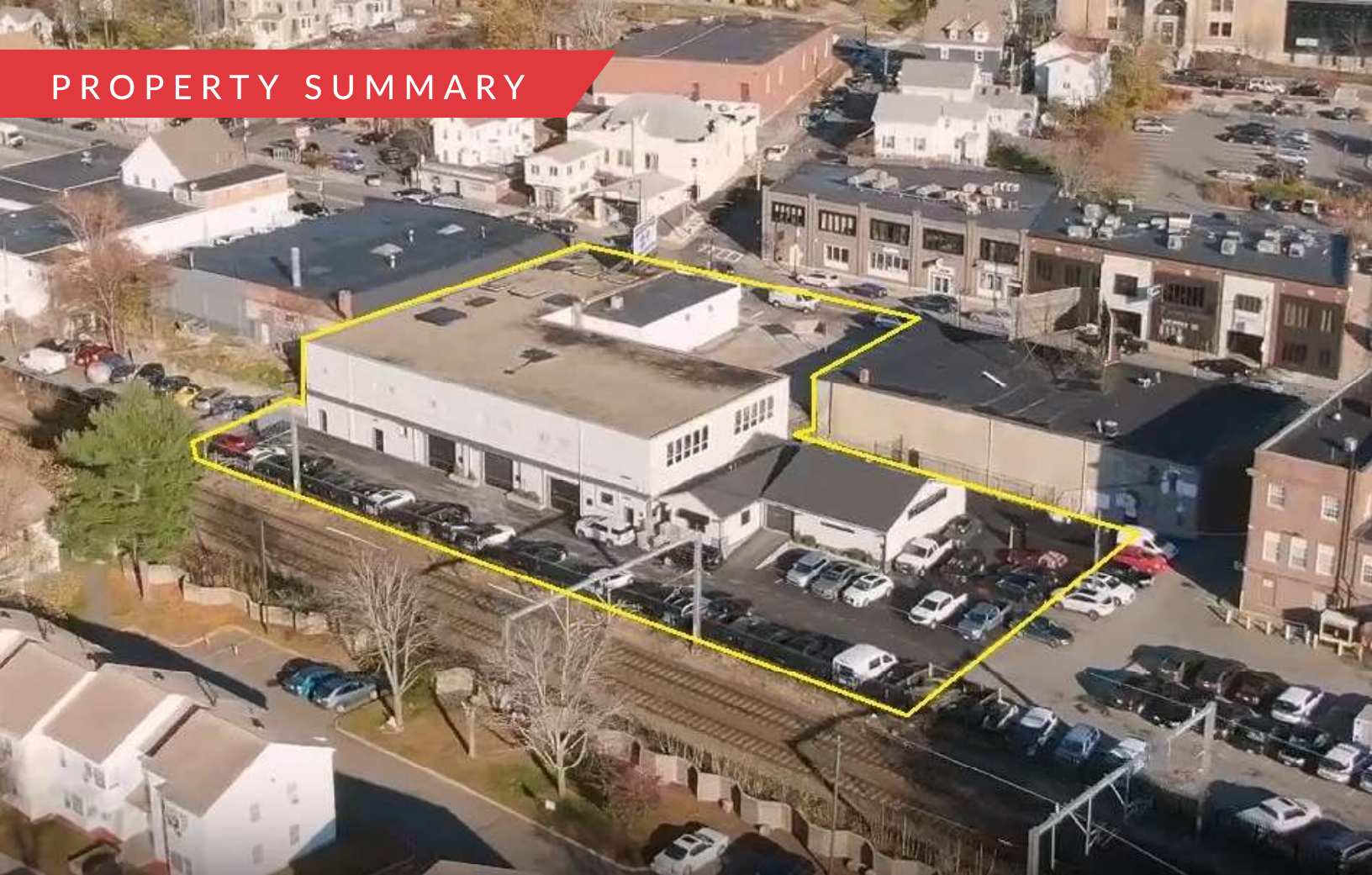
EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

24,700 SF Flex Building on 0.53 Acres For Sale

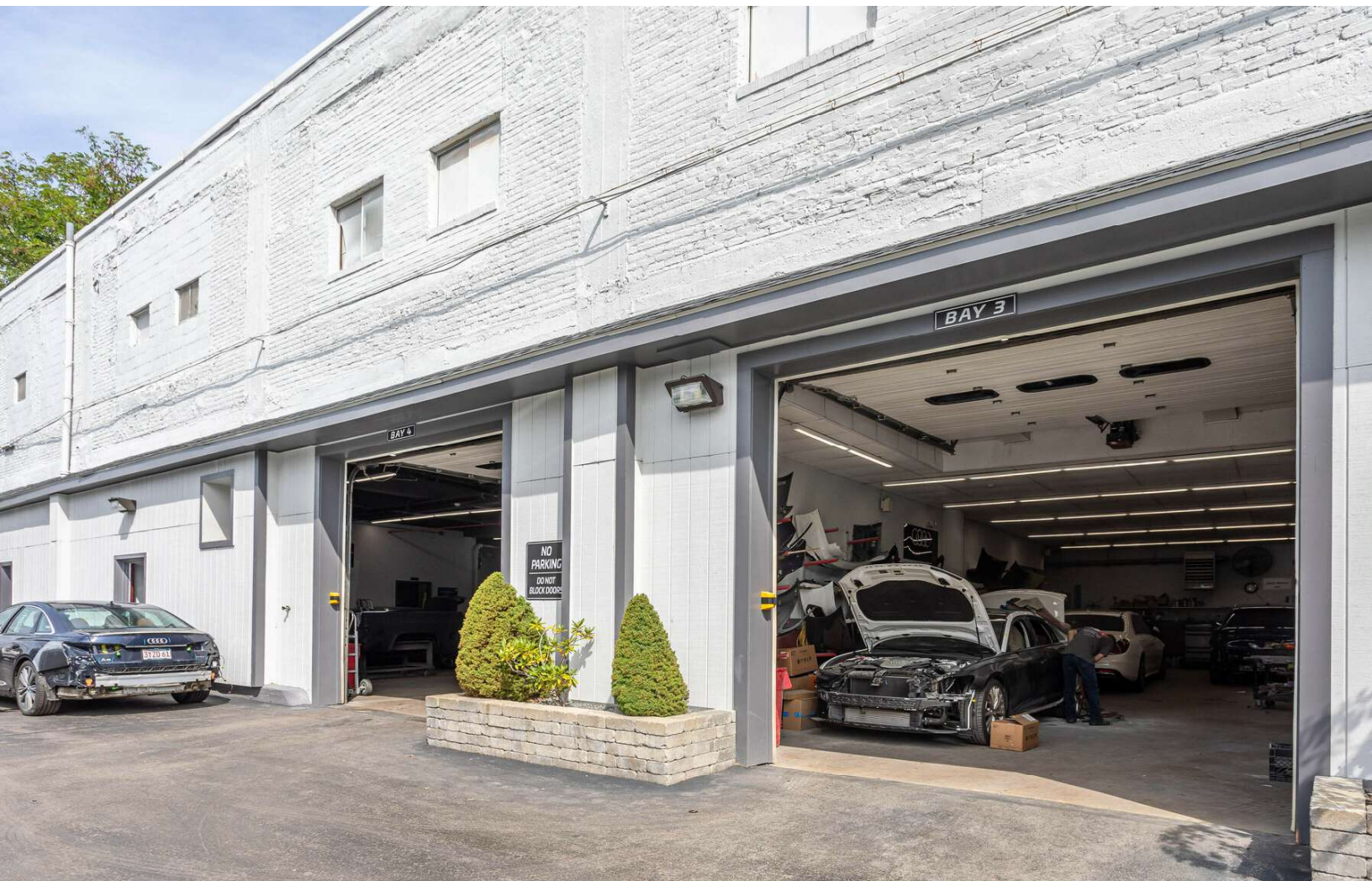
PROPERTY HIGHLIGHTS

- Renovated Office/Retail Spaces
- 50+ Parking Spaces
- 4 miles to I-95
- 5 Miles to I-93
- Grandfathered Autobody Use
- Multiple Spraybooths
- Robust Zoning District
- 5- Drive-in Doors (Including Hyde Park Ave Access)

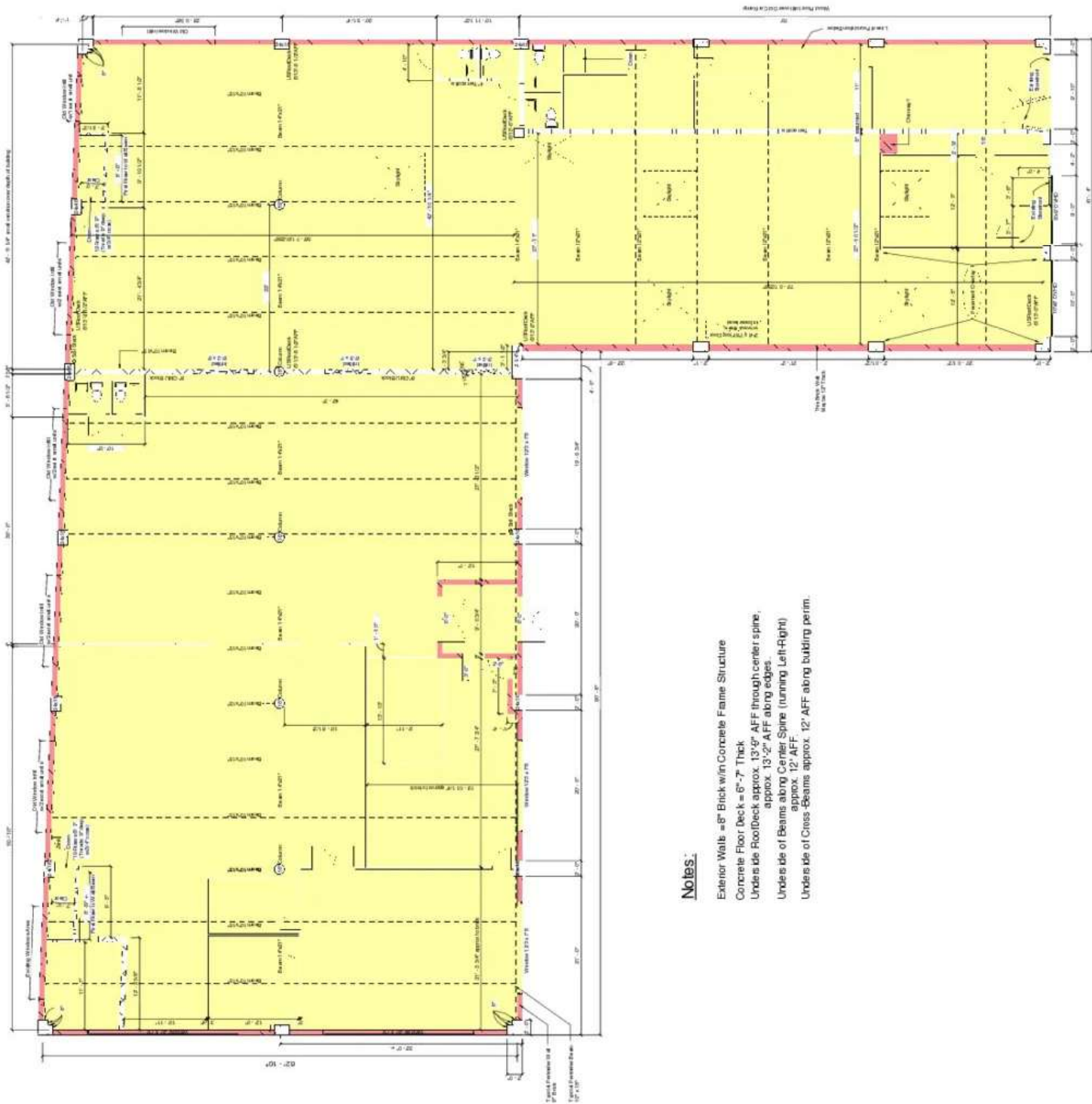
OFFERING SUMMARY

Building Size:	24,700 SF
Lot Size:	23,087 SF 0.53 AC
Building Type:	Flex Commercial
Loading:	Five (5) Drive-in
Zoning District:	Hyde Park Neighborhood
Zoning Subdistrict:	Neighborhood Shopping
Zoning Overlay:	NDOD "Downtown"
Sale Price:	\$6,000,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,647	63,561	153,260
Total Population	24,289	170,166	401,198
Average HH Income	\$127,789	\$143,133	\$144,146

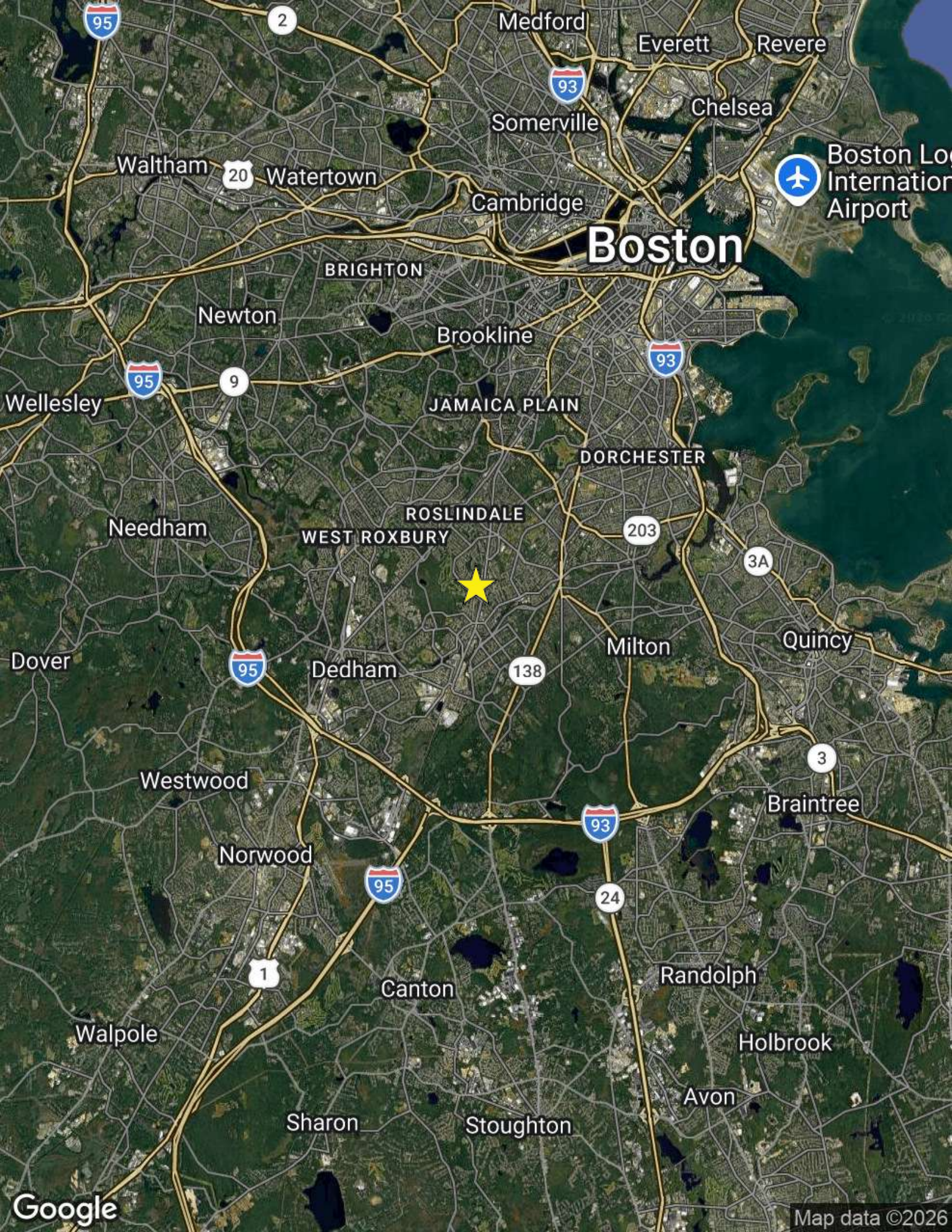


FLOOR PLAN



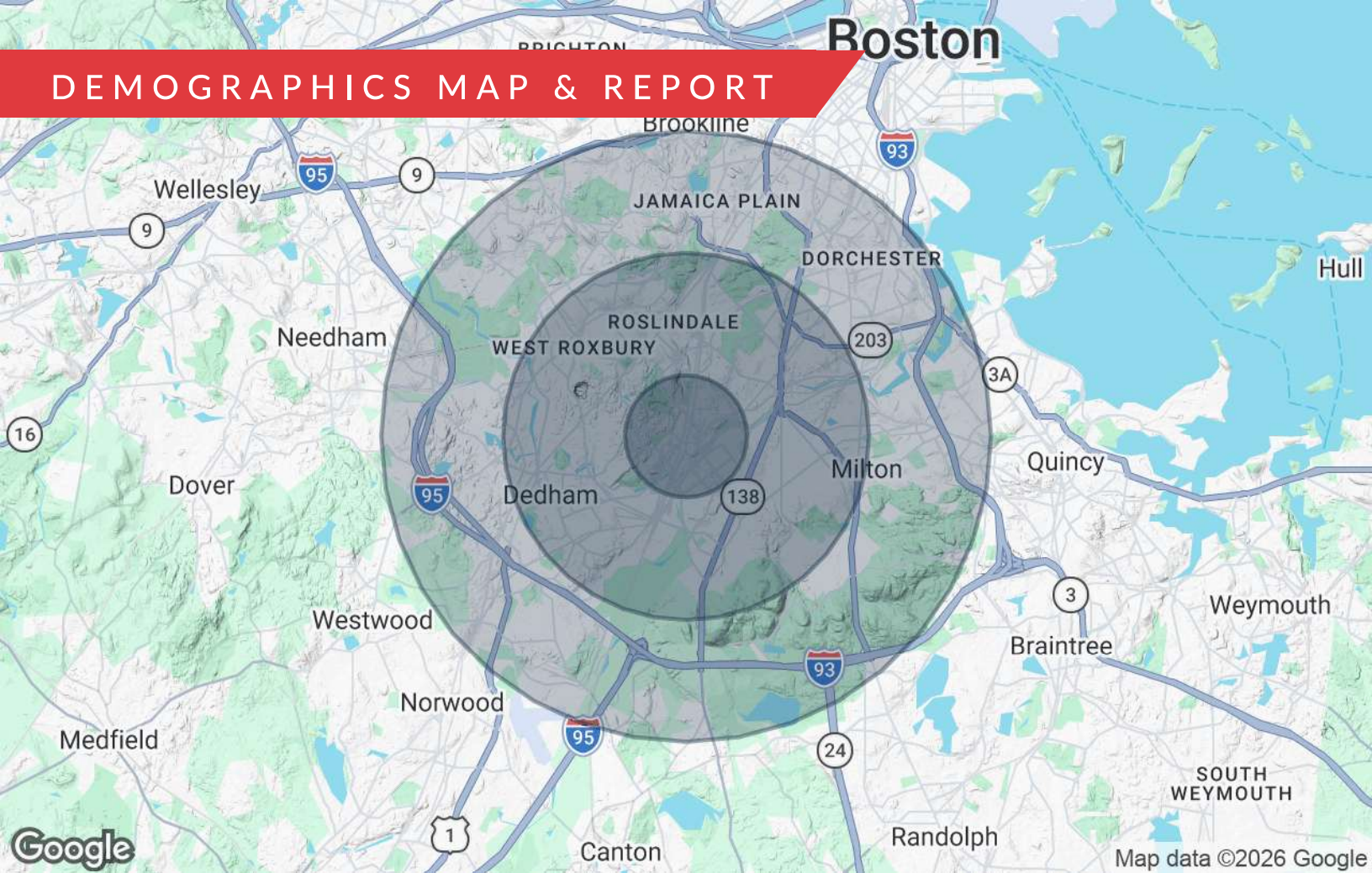
Notes:

- Exterior Walls = 8" Brick w/in Concrete Frame Structure
- Concrete Floor Deck = 6"-7" Thick
- Under the Roof Deck approx. 13'-6" AFF through center spine, approx. 13'-2" AFF along edges.
- Under the of Beams along Center Spine (running Left-Right) approx. 12' AFF.
- Under the of Cross-Beams approx. 12' AFF along building perim.



DEMOGRAPHICS MAP & REPORT

Boston



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,289	170,166	401,198
Average Age	39.8	40.1	39.2
Average Age (Male)	37.0	38.9	37.6
Average Age (Female)	43.6	42.3	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,647	63,561	153,260
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$127,789	\$143,133	\$144,146
Average House Value	\$610,104	\$651,718	\$756,006

TRAFFIC COUNTS

Hyde Park Ave and River Street S	29,309/day
Hyde Park Ave and Hype Park S	29,309/day
Hyde Park Ave and Hype Park N	29,309/day
Hyde Park Ave and Reservation Road N	29,309/day

1217 HYDE PARK AVENUE

BOSTON, MA

FOR SALE | 24,700 SF FLEX BUILDING ON 0.53 ACRES

DANNY CRUZ

978.305.0473

danny@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL