



COMMERCIAL OPPORTUNITY



29 Linden Street
Medford, Massachusetts 02155

Exclusive Marketing & Sales Agent

Paul Raymond

The Residential Group, powered by Coldwell Banker
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All information is from sources that are deemed reliable but is subject to errors and omissions.
Buyer should exercise his/her own due diligence. Presented by Paul Raymond, Coldwell Banker Realty. 617-872-8956.



The Residential Group, powered by Coldwell Banker is proud to offer 29 Linden Street in Medford for sale.

- Excellent industrial warehouse converted into a social club 7 years ago.
- The property is located in a convenient Medford location, with easy access to I-93 and downtown Boston.
- The 10,200 sq.ft parcel is improved by a single-story masonry building with +/- 2,600 sq.ft above grade.



- The neighborhood is a mix of commercial and residential buildings. The property previously housed a construction company with offices and bathroom inside and a fully fenced yard for privacy.
- The property is located in Medford's Industrial (I) zoning district which allows for a host of uses including retail, manufacturing, warehouse, entertainment and more.
- Recently built large scale developments on abutting streets including the Meadow Glen shopping area with includes a Wegmans Supermarket, as well as multiple new mid-rise apartment buildings including the Windsor at the Mystic River.



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Seller renovations to the property over their ownership exceeds \$500K with new ADA compliant bathrooms, a full commercial kitchen and more.

- The sale includes a full commercial kitchen with commercial cooking, frier, ventilation and a deep freezer in the basement.
- The sale includes a full liquor license.
- Closing in early Summer preferred and the property can be delivered with or without tenant.



- The immediate neighborhood is a mix of industrial buildings and residential buildings. The surrounding neighborhood has seen numerous new retail and residential developments, with more planned given the properties close proximity to Boston, to Route 93 and to the Wellington Orange Line T Station.

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- The seller will sign a lease for anywhere from 6 months to 2 years, providing the buyer income while they plan and permit the properties next chapter.
- Excellent commercial re-development opportunity, owner occupied building or potential redevelopment to a residential use with zoning relief.

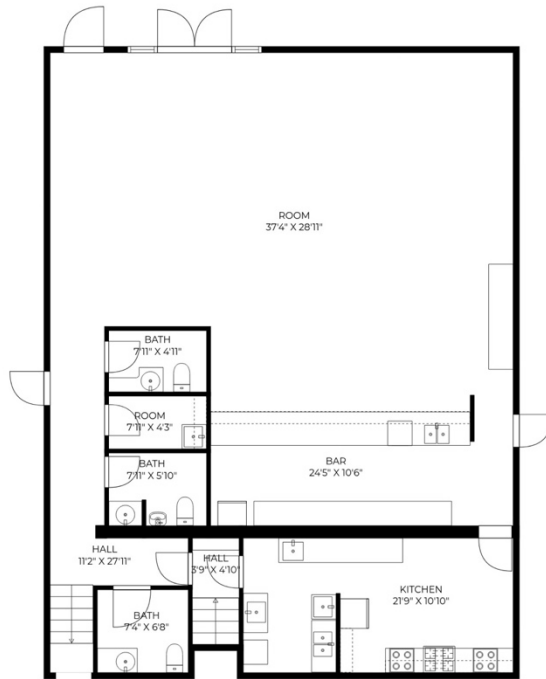
**A RARE COMMERCIAL OFFERING PRICED AT
\$1,495,000.**



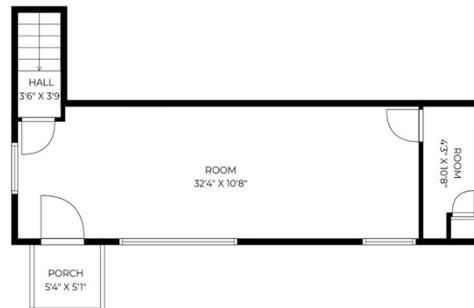
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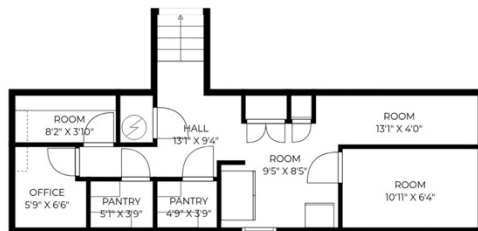
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1ST FLOOR



2ND FLOOR



BASEMENT

TOTAL: 2698 sq. ft
 Basement: 422 sq. ft, 1st floor: 1856 sq. ft, 2nd floor: 420 sq. ft
 EXCLUDED AREAS: PORCH: 27 sq. ft, WALLS: 203 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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