

OFFICE BUILDING FOR SALE

# THE APPRAISERS GROUP

44 TRAPELO RD, BELMONT, MA  
02478



Albert Bouchie  
Managing Director  
617.908.6775 | [albert.bouchie@gibsonsir.com](mailto:albert.bouchie@gibsonsir.com)

**GIBSON**  
*Commercial*

# Property Summary

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

**GIBSON**  
*Commercial*



## Property Description

Introducing a prime commercial opportunity in Belmont. This 4174 SF building, built in 1960, and reconstructed in 1975 is ideally suited for owner user office or investment. With a strategic location in the dynamic Belmont/Cambridge / Boston market, this property is situated steps from Cushing Square one of three central business districts in Belmont. Direct access to public transportation to Harvard sq is out the front door. Zoned LB-III, the property offers ample parking ,space for customization and expansion in the 4 floors of office space. The property is ideal suited for an owner occupying buyer however investors will find potential for strong NOI growth.

## Property Highlights

- - 4174 SF office building
- - Constructed in 1960. Reconstructed in 1975.
- - Zoned LB-III

## Offering Summary

Sale Price:	\$1,525,000
Number of Units:	3
Lot Size:	5,874 SF
Building Size:	4,174 SF
NOI:	\$42,322
Proforma NOI:	\$75,912

**Albert Bouchie**

Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
gibsoncre.com

# Property Description

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

**GIBSON**  
*Commercial*

## Property Description

Introducing a prime commercial opportunity in Belmont. This 4174 SF building, built in 1960, and reconstructed in 1975 is ideally suited for owner user office or investment. With a strategic location in the dynamic Belmont/Cambridge / Boston market, this property is situated steps from Cushing Square one of three central business districts in Belmont. Direct access to public transportation to Harvard sq is out the front door. Zoned LB-III, the property offers ample parking ,space for customization and expansion in the 4 floors of office space. The property is ideally suited for an owner occupying buyer however investors will find potential for strong NOI growth.

## Location Description

Discover the perfect investment opportunity in the vibrant Belmont, MA community. Nestled in the bustling Boston market, the property is surrounded by an array of sought-after amenities, including a variety of dining options and retail destinations, offering convenience and local charm. With proximity to nearby Cambridge, Harvard University, and renowned medical institutions, the location presents an attractive investment for office building investors seeking to capitalize on the area's thriving commercial real estate market. Explore the potential of this prime location, where business meets opportunity in the heart of one of Massachusetts' most dynamic regions.

## Exterior Description

2 story -Shingel-Stucco-Vynil Sideing

## Interior Description

Multiple office

## Utilities Description

Gas-Electric

## Construction Description



**Albert Bouchie**

Managing Director

617.908.6775 | [albert.bouchie@gibsonsir.com](mailto:albert.bouchie@gibsonsir.com)

548 Tremont Street

Boston, MA 02118

617.908.6775

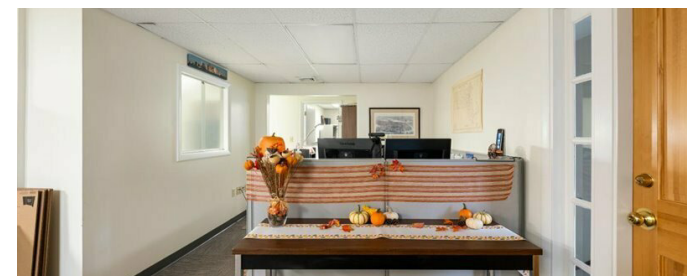
[gibsoncre.com](http://gibsoncre.com)

# Additional Photos

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

# GIBSON

Commercial



**Albert Bouchie**

Managing Director

617.908.6775 | [albert.bouchie@gibsonsir.com](mailto:albert.bouchie@gibsonsir.com)

548 Tremont Street

Boston, MA 02118

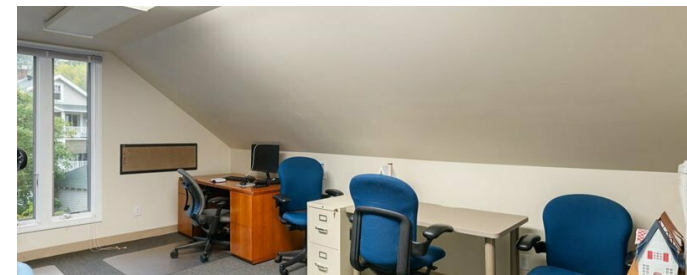
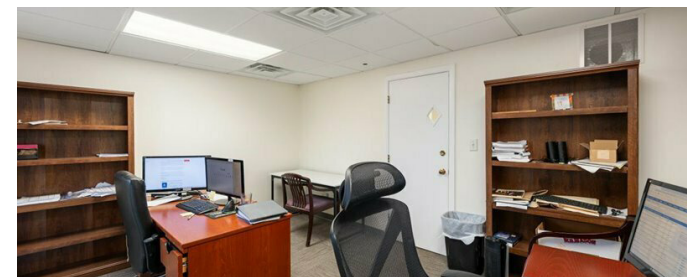
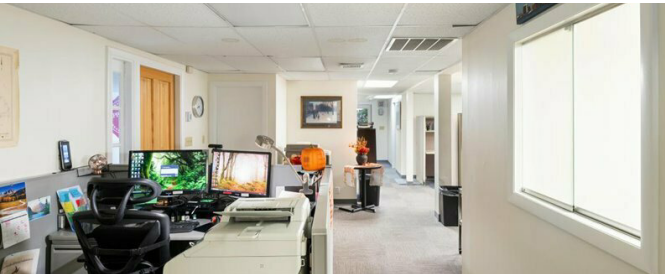
617.908.6775

[gibsoncre.com](http://gibsoncre.com)

# Additional Photos

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

**GIBSON**  
*Commercial*



**Albert Bouchie**

Managing Director

617.908.6775 | [albert.bouchie@gibsonsir.com](mailto:albert.bouchie@gibsonsir.com)

548 Tremont Street

Boston, MA 02118

617.908.6775

[gibsoncre.com](http://gibsoncre.com)

# Rent Roll and P&L

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP



44 Trapelo Rd Belmont		Proforma Rent Roll						
Unit	Tenant	SqFt	\$/SF	Mo Rent	Annual Rent	Lease Terminates	Term	Comments
Ground Rear	Vacant	1221	\$22.00	\$2,238.50	\$26,862			
Ground Front	Fairway Mortgage	439	\$19.13	\$700.00	\$8,400	1/1/27	1 year	Tenant pays Utilities-ws
1st	Waverly Insurance	1400	\$28.00	\$3,266.67	\$39,200	Pending	3 year extension 3% annual increase	Tenant pays Utilities-ws
2nd/3rd	Appraisers Group	1653	\$23.00	\$3,168.25	\$38,019	Pending	2 year extension 3% increase 2nd year	Tenant pays Utilities-ws
<b>Total Revenue</b>		<b>4,713</b>	<b>\$23.87</b>	<b>\$9,373.42</b>	<b>\$112,481</b>			
<b><u>EXPENSES</u></b>								
Professional Fees		\$520.00						
Insurance		\$2,538.00						
Landscape		\$632.00						
Repairs- Maint		\$12,614.13						
Real Estate Tax		\$16,327.42						
Snow Removal		\$3,937.00						
		<b>Total Expense</b>		<b>\$ 36,569</b>				
		<b>Net Operating Income</b>		<b>\$75,912</b>				

**Albert Bouchie**

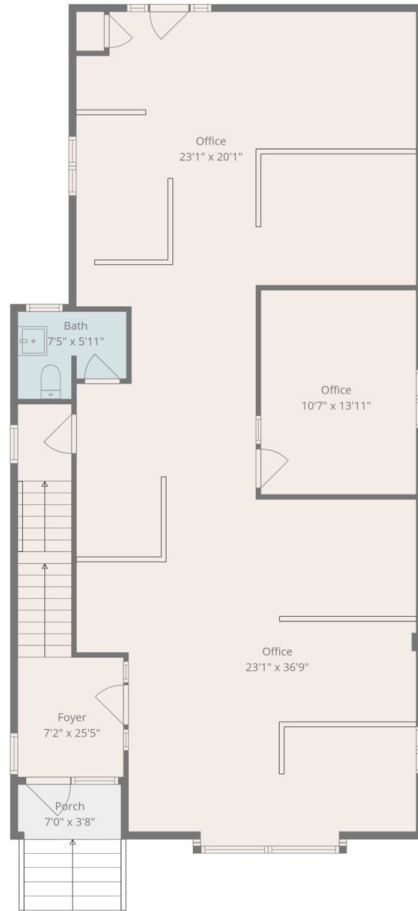
Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
gibsoncre.com

# Floor Plans

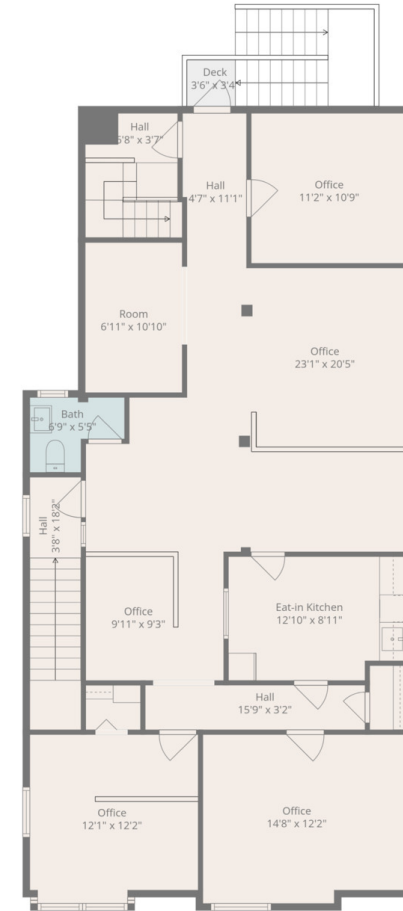
OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

**GIBSON**  
Commercial



**TOTAL: 4174 sq. ft**

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft  
EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,  
DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,  
WALLS: 320 sq. ft



**TOTAL: 4174 sq. ft**

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft  
EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,  
DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,  
WALLS: 320 sq. ft

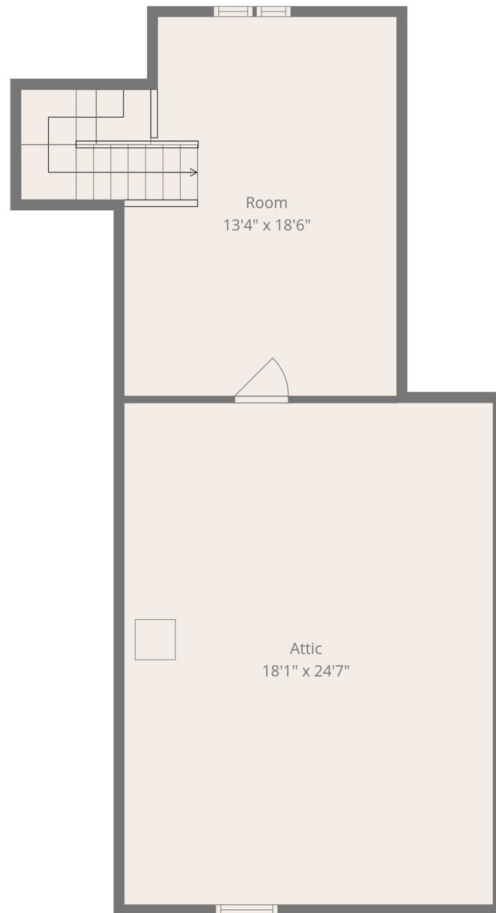
**Albert Bouchie**

Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
gibsoncre.com

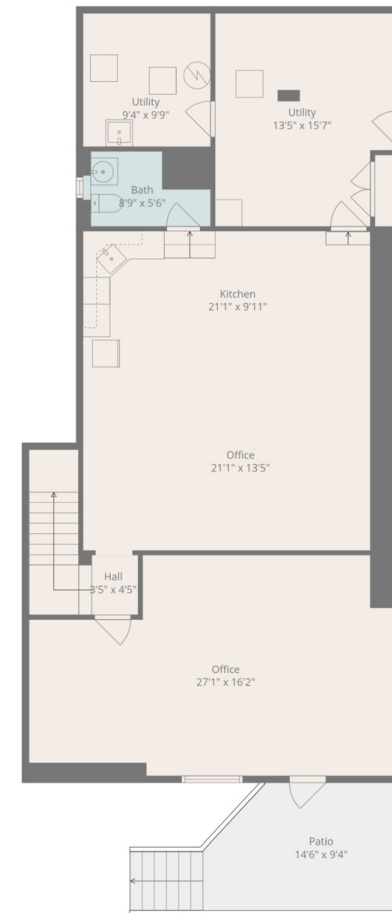
# Floor Plans Cont.

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP



**TOTAL: 4174 sq. ft**

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft  
EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,  
DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,  
WALLS: 320 sq. ft



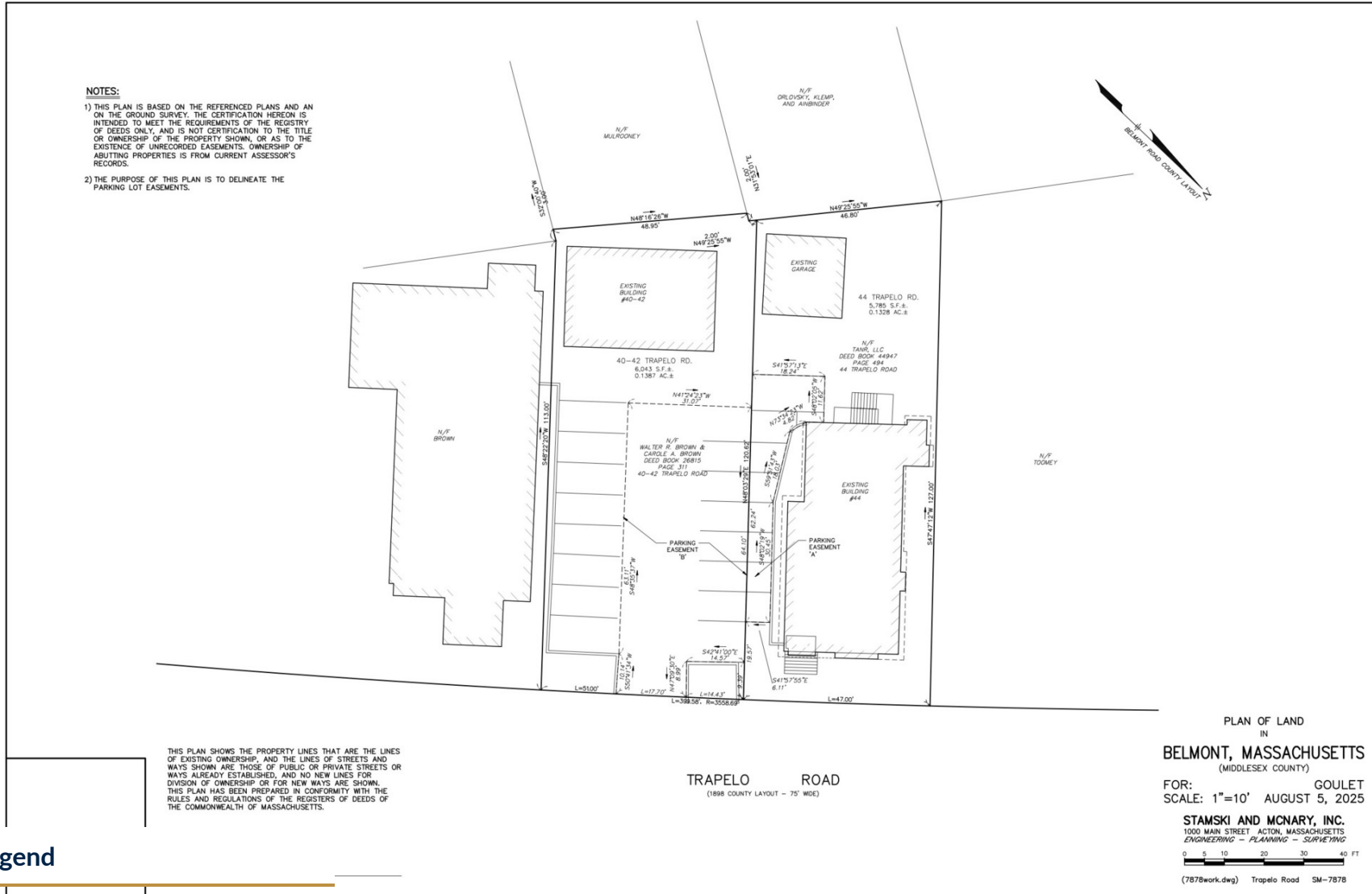
**TOTAL: 4174 sq. ft**

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft  
EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,  
DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,  
WALLS: 320 sq. ft

**Albert Bouchie**

Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

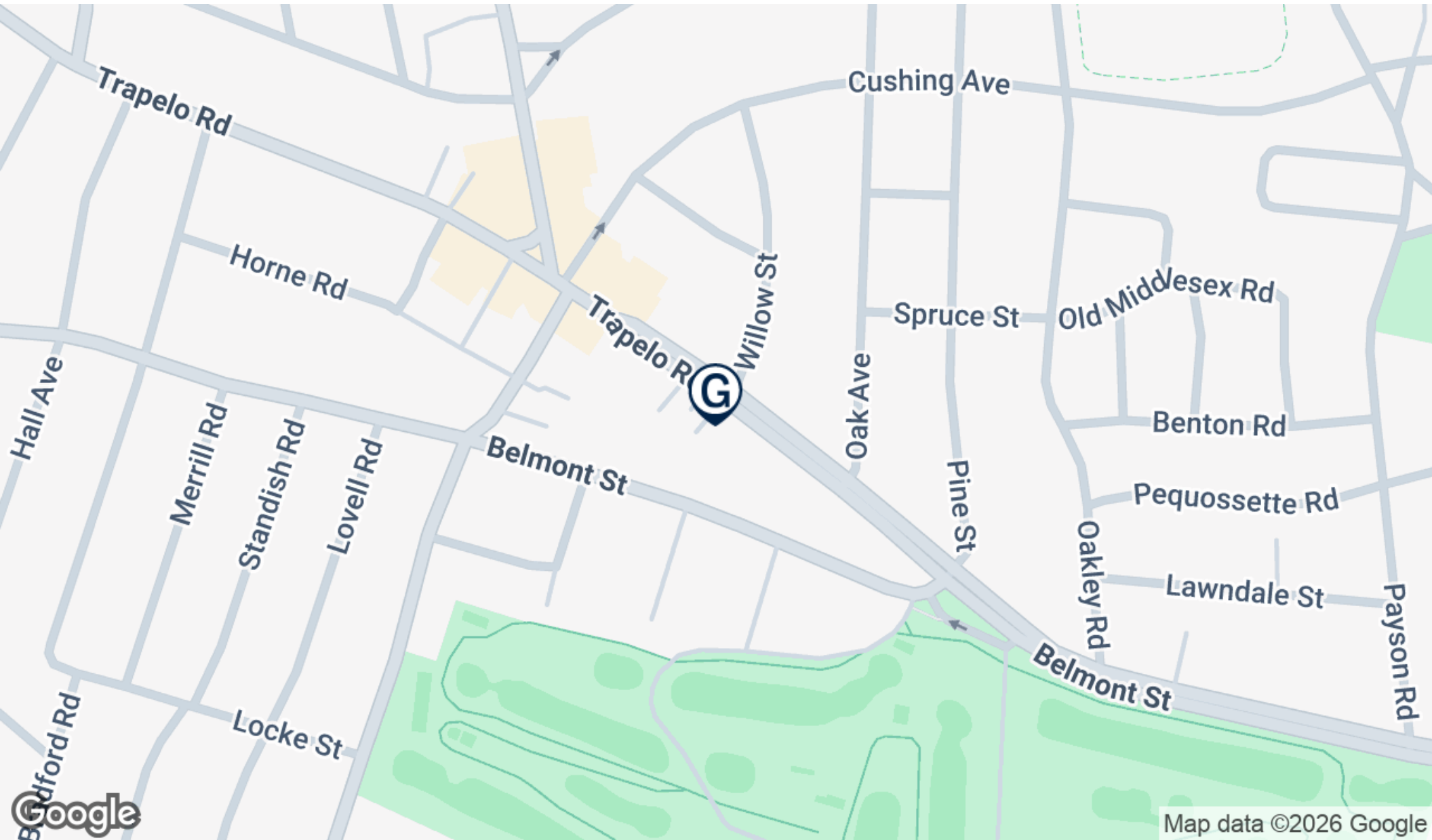
548 Tremont Street  
Boston, MA 02118  
617.908.6775  
gibsoncre.com



# Location Map

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

**GIBSON**  
*Commercial*



**Albert Bouchie**

Managing Director

617.908.6775 | [albert.bouchie@gibsonsir.com](mailto:albert.bouchie@gibsonsir.com)

548 Tremont Street

Boston, MA 02118

617.908.6775

[gibsoncre.com](http://gibsoncre.com)

# Aerial Map

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

# GIBSON

Commercial



**Albert Bouchie**

Managing Director  
617.908.6775 | [albert.bouchie@gibsonsir.com](mailto:albert.bouchie@gibsonsir.com)

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
[gibsoncre.com](http://gibsoncre.com)

# Demographics Map & Report

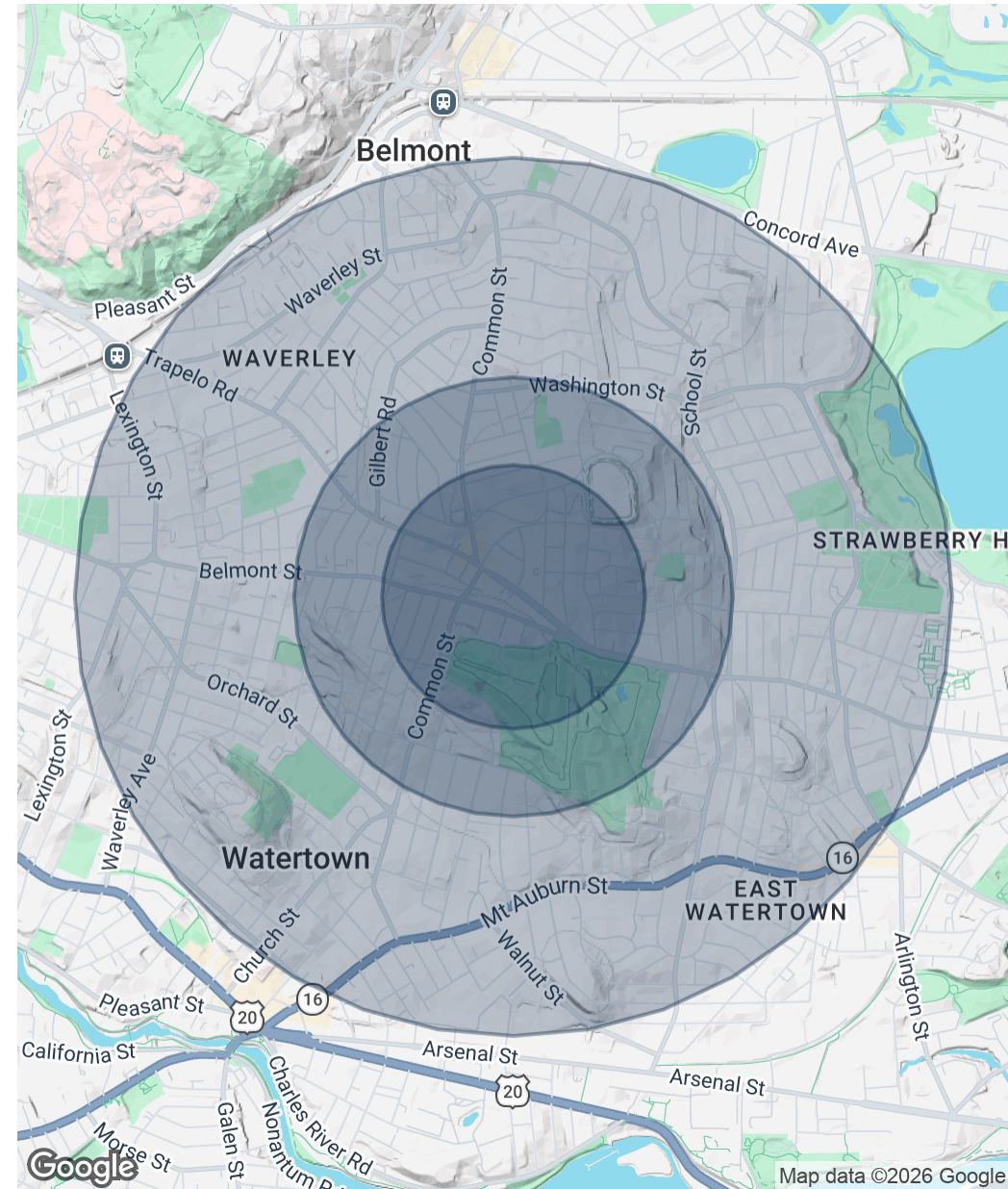
OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

**GIBSON**  
Commercial

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,526	6,815	31,783
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	613	2,727	13,202
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$252,245	\$228,805	\$198,253
Average House Value	\$1,201,167	\$1,134,314	\$1,051,486

Demographics data derived from AlphaMap



**Albert Bouchie**

Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
gibsoncre.com