

REDEVELOPMENT OPPORTUNITY



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MA #9552112

Table of Contents

FOR SALE

TABLE OF CONTENTS

PROPERTY INFORMATION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

CITY INFORMATION

RETAILER MAP

ADVISORS

ADVISOR BIO

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Section 1

Property Information



BROADWAY

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity, the property at 45, 49, 51, 53 and 54 Broadway in Somerville, MA encompasses an 8,712 square foot commercial building, and multifamily structures with versatile potential for multifamily development. With its classic charm and strategic location in the dynamic Boston area, this property stands as a valuable asset for the discerning investor. Boasting zoning designation MR6, it offers a conducive environment for strategic development initiatives, while the structure's construction in 1949 adds to its timeless appeal. With one unit providing flexibility, this property represents a prime opportunity to capitalize on the demand for multifamily housing in this thriving market.

OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$0 |
| Number of Units: | 1 |
| Lot Size: | 33,000 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,487 | 3,865 | 15,465 |
| Total Population | 3,517 | 8,821 | 35,244 |
| Average HH Income | \$146,047 | \$143,673 | \$157,478 |

PROPERTY HIGHLIGHTS

- Existing 8,712 SF commercial building
- Versatile potential for multifamily development
- Five parcels in offering
- Due diligence materials are available
- Zoned MR6, conducive to strategic development

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Property Description

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Introducing a prime investment opportunity in the bustling city of Somerville, MA. Situated in the heart of the Boston metro area, the property offers proximity to a vibrant mix of residential, commercial, and cultural hotspots. With easy access to major highways and public transit, this location is a magnet for talent and business. Nearby, popular destinations like Assembly Row, Union Square, and the vibrant tech and innovation hub of Kendall Square offer endless options for entertainment, dining, and networking. For investors seeking to capitalize on the dynamic Boston market, this property presents an exceptional opportunity to be at the epicenter of innovation and growth.



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Complete Highlights

FOR SALE



PROPERTY HIGHLIGHTS

- Existing 8,712 SF commercial building
- Versatile potential for multifamily development
- Five parcels in offering
- Due diligence materials are available
- Zoned MR6, conducive to strategic development
- Strategic location in the dynamic Boston area
- Adjacent to I-93
- Route 99 nearby
- Located between Kendall Square and Assembly Row T stops

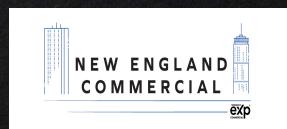


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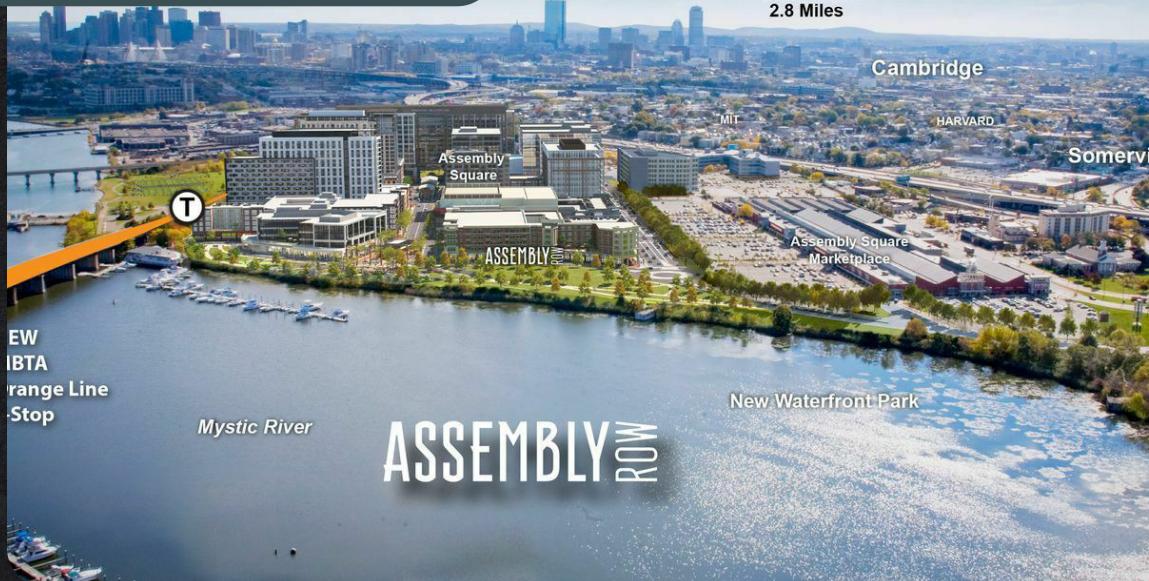
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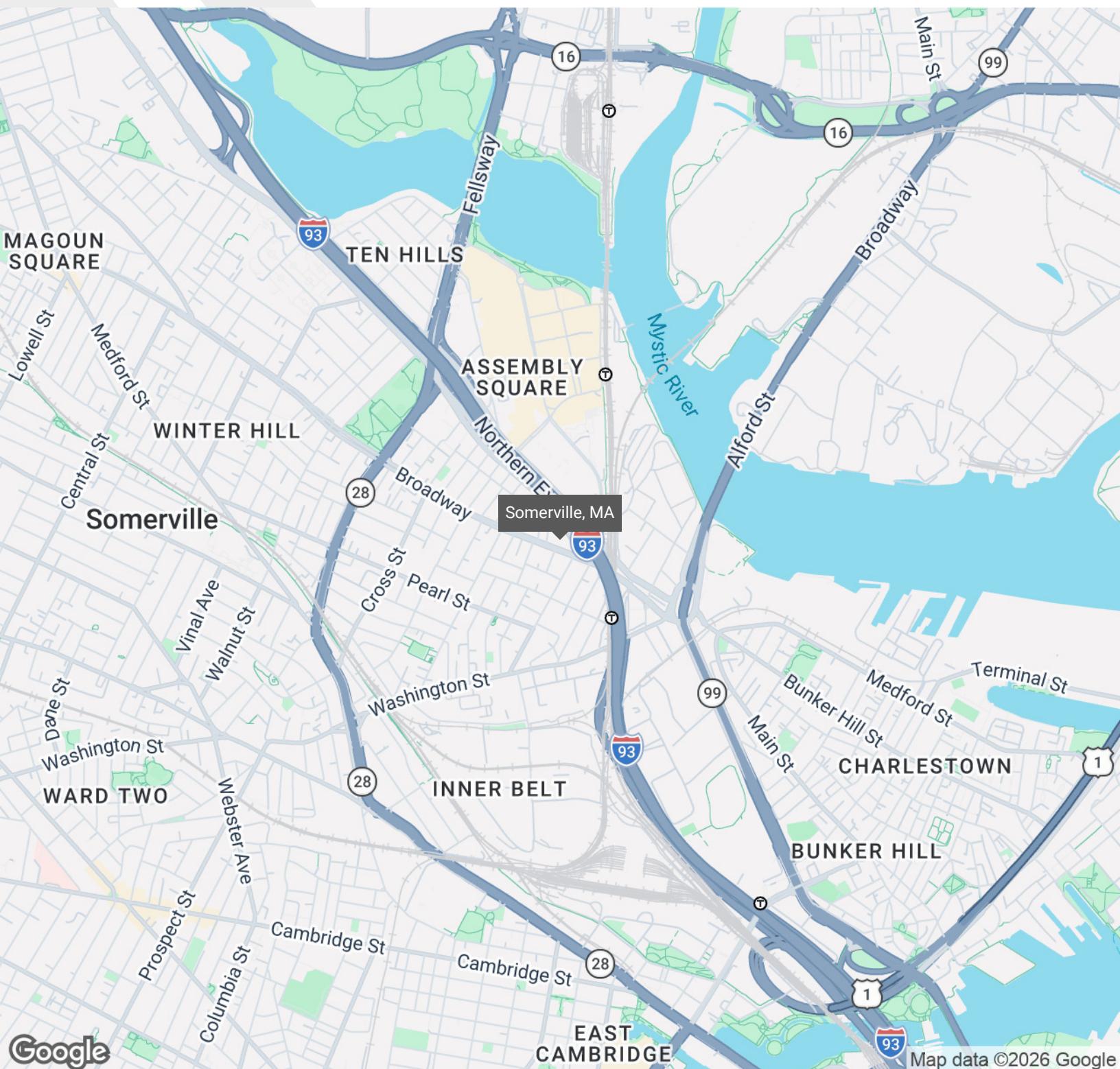
Section 2

Location Information



Regional Map

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Location Map

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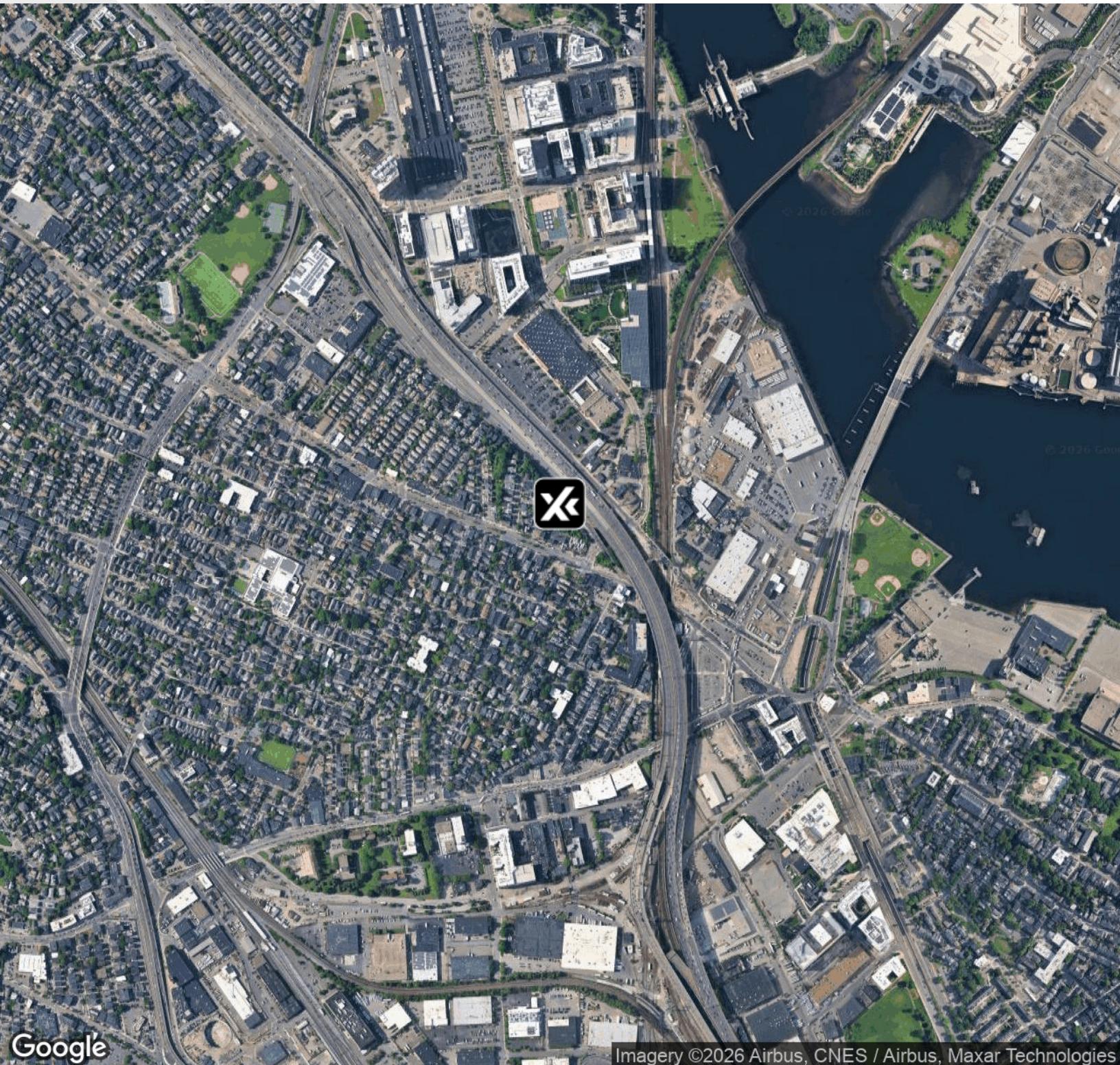
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Aerial Map

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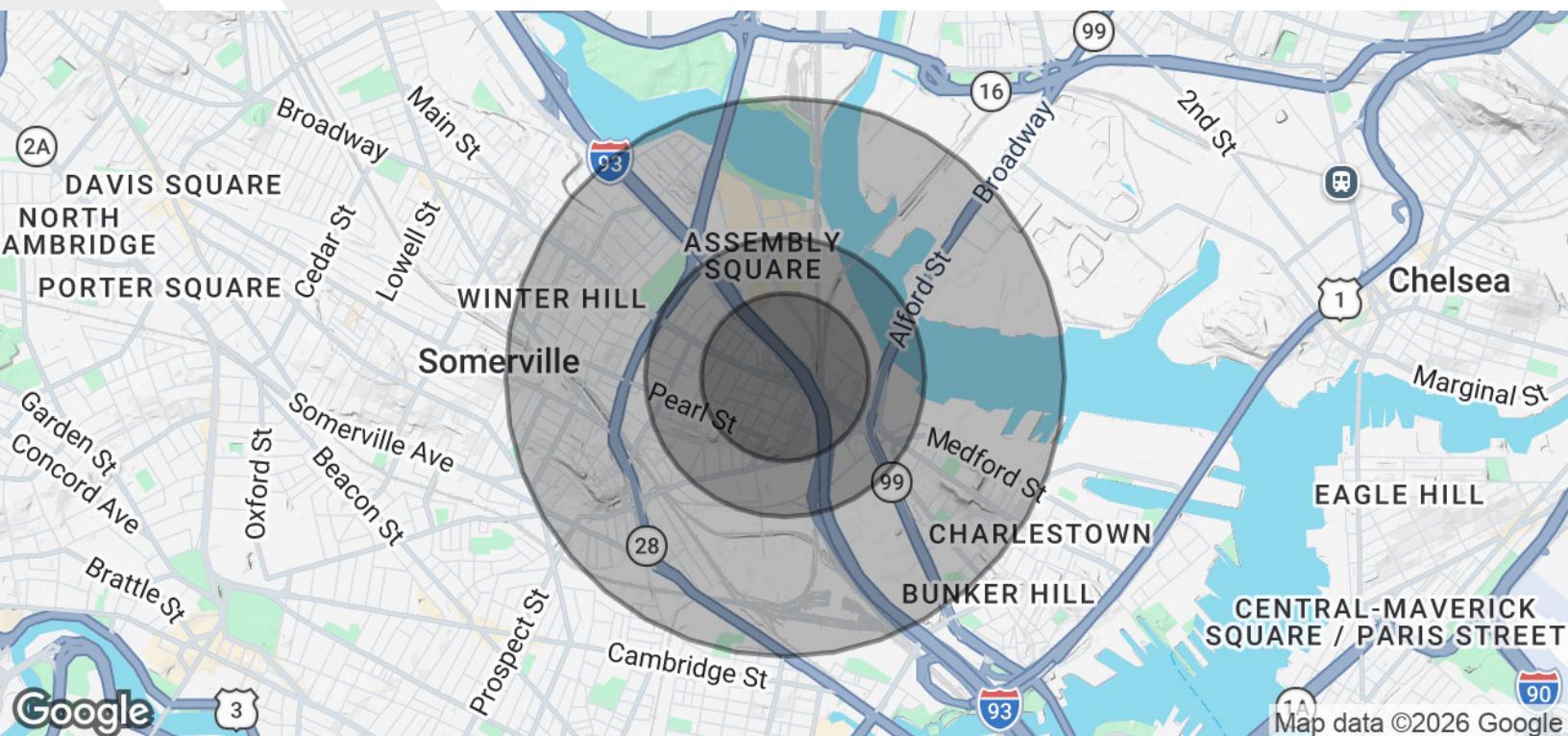
Section 3

Demographics



Demographics Map & Report

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 3,517 | 8,821 | 35,244 |
| Average Age | 38 | 38 | 38 |
| Average Age (Male) | 38 | 37 | 37 |
| Average Age (Female) | 39 | 39 | 39 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,487 | 3,865 | 15,465 |
| # of Persons per HH | 2.4 | 2.3 | 2.3 |
| Average HH Income | \$146,047 | \$143,673 | \$157,478 |
| Average House Value | \$884,473 | \$945,802 | \$976,623 |

Demographics data derived from AlphaMap

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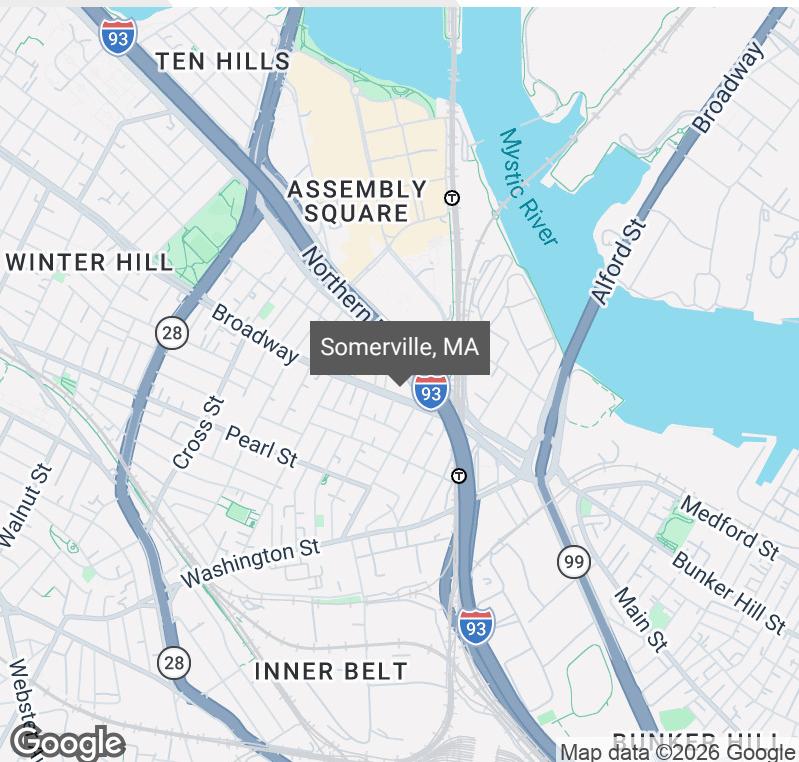
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City Information

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LOCATION DESCRIPTION

Introducing a prime investment opportunity in the bustling city of Somerville, MA. Situated in the heart of the Boston metro area, the property offers proximity to a vibrant mix of residential, commercial, and cultural hotspots. With easy access to major highways and public transit, this location is a magnet for talent and business. Nearby, popular destinations like Assembly Row, Union Square, and the vibrant tech and innovation hub of Kendall Square offer endless options for entertainment, dining, and networking. For investors seeking to capitalize on the dynamic Boston market, this property presents an exceptional opportunity to be at the epicenter of innovation and growth.

LOCATION DETAILS

| | |
|--------|-----------|
| Market | Boston |
| County | Middlesex |

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Retailer Map

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Section 4

Advisors



Advisor Bio

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CHRISTOPHER BROWN

Senior Vice President

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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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