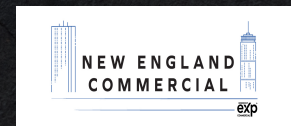


REDEVELOPMENT  
OPPORTUNITY



# 45 Broadway

Somerville, MA 02145

Christopher  
Brown

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# Table of Contents

FOR SALE

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
DEMOGRAPHICS	11
DEMOGRAPHICS MAP & REPORT	12
CITY INFORMATION	13
RETAILER MAP	14
ADVISORS	15
ADVISOR BIO	16

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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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An aerial photograph of a commercial property. The property features a large parking lot filled with numerous semi-trucks and other vehicles. To the right of the parking lot is a multi-lane road with the word 'BROADWAY' painted in large, white, block letters across its width. The background shows a mix of green trees and other commercial buildings.

Section 1

# Property Information



# 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.

## 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

## 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

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# Property Description

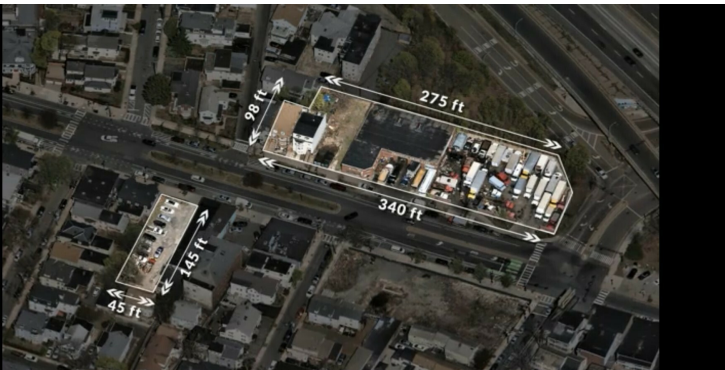
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## LOCATION DESCRIPTION

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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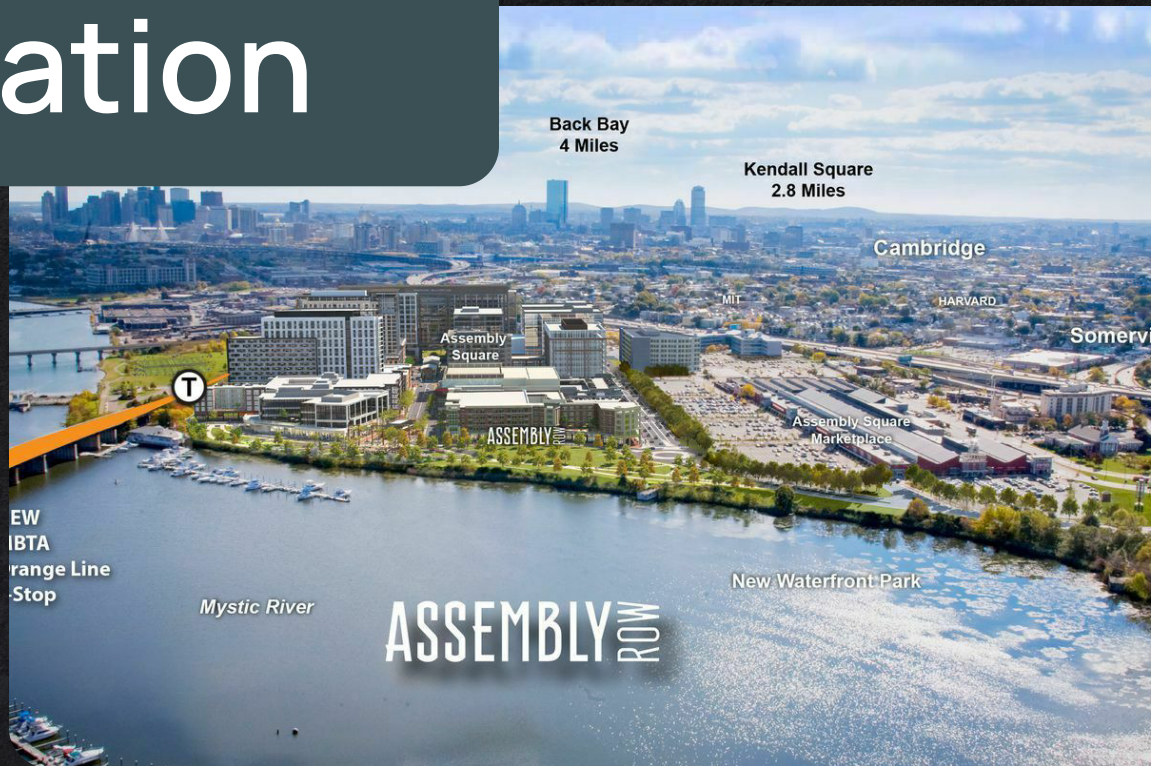


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## Section 2

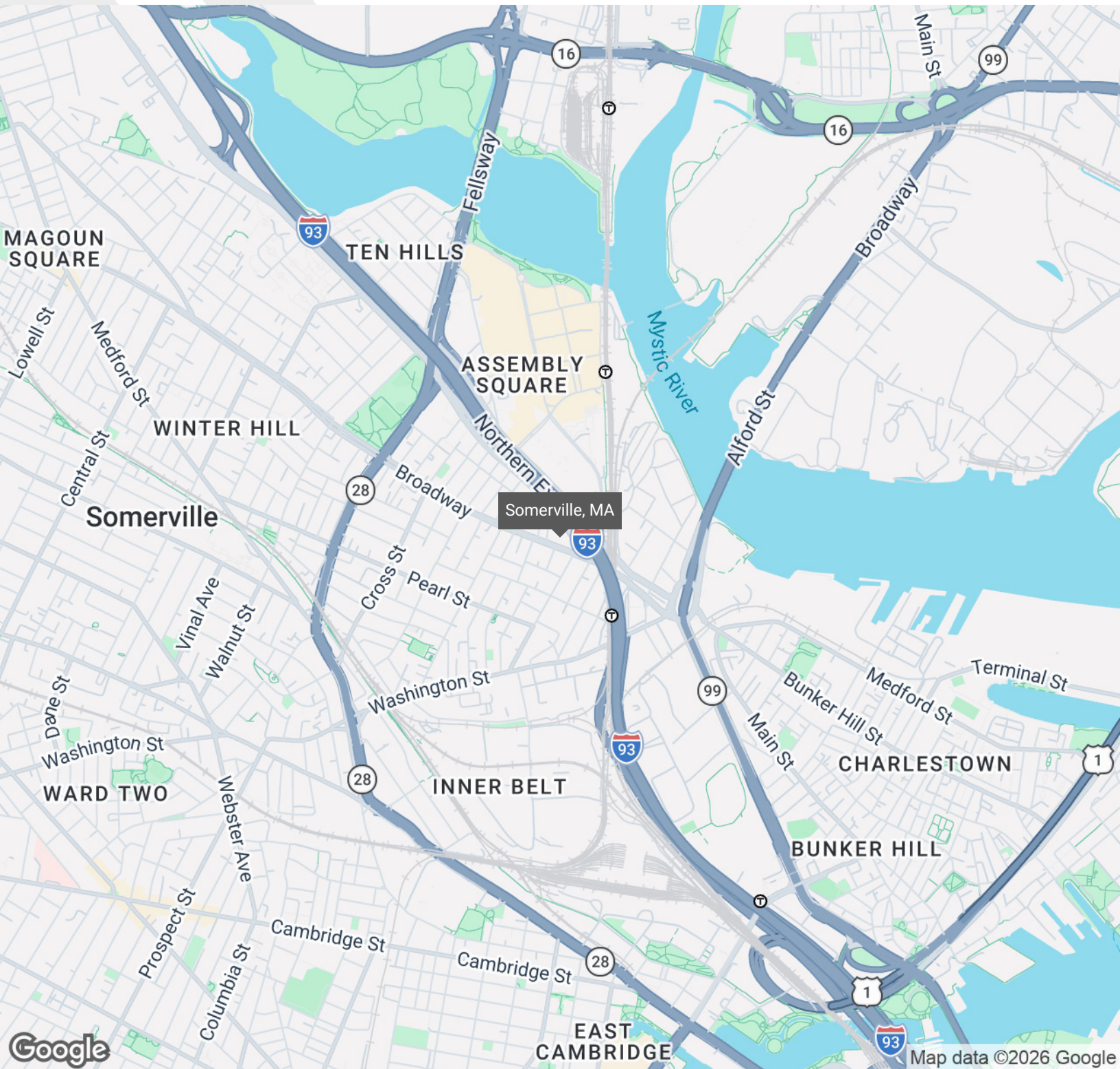
# Location Information





# Regional Map

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# Location Map

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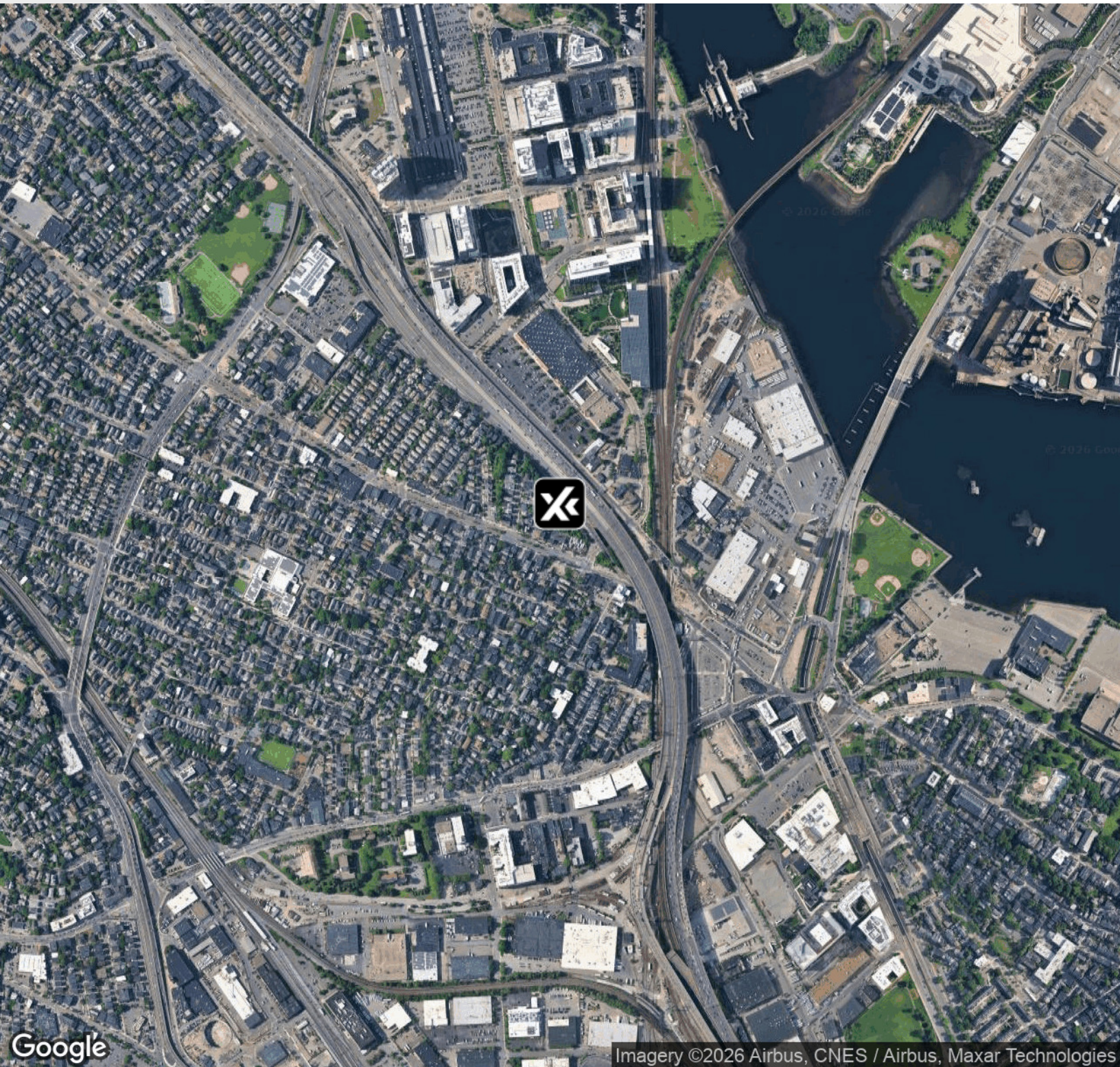


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# Aerial Map

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Section 3

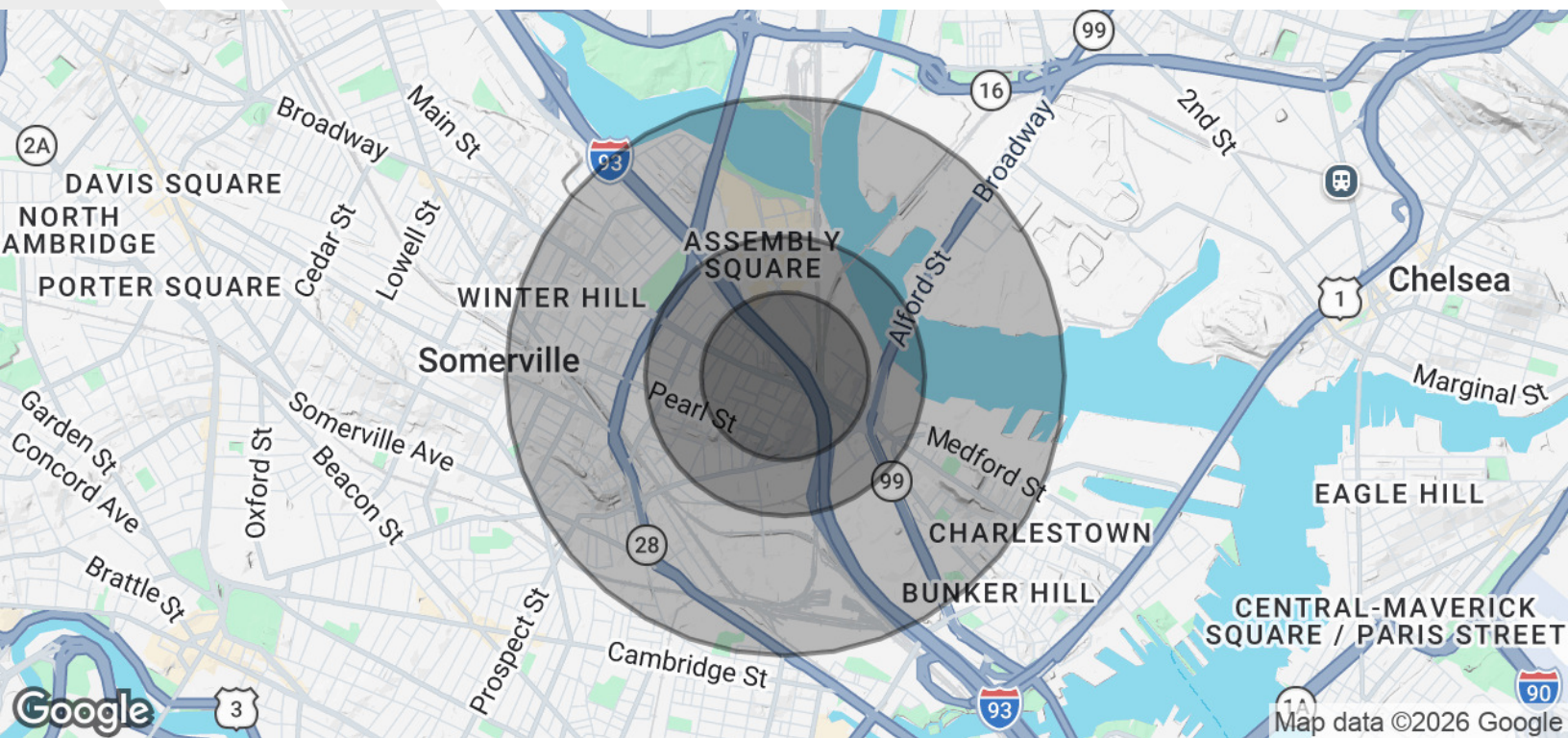
# Demographics





# Demographics Map & Report

FOR SALE



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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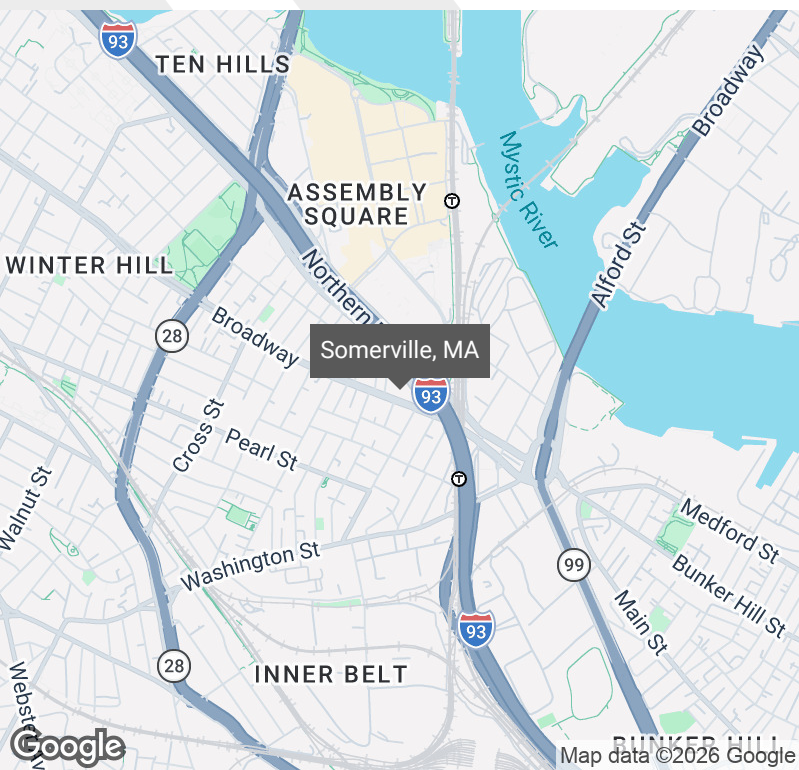


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# City Information

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## LOCATION DESCRIPTION

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## LOCATION DETAILS

Market	Boston
County	Middlesex

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# Retailer Map

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Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

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Section 4

# Advisors





# Advisor Bio

FOR SALE



## CHRISTOPHER BROWN

Senior Vice President

christopher.brown@expcommercial.com

Direct: 978.850.1111 | Cell: 978.850.1111

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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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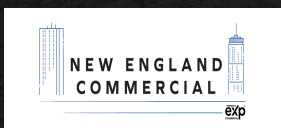
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# Thank you!



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