

Brochure

42 Felton Street  
Waltham, MA 02453

Marini Real Estate

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*Exclusively Marketed by:*

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**Marini Real Estate**

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## 01 Executive Summary

### Investment Summary

## OFFERING SUMMARY

### ADDRESS

42 Felton Street  
Waltham MA 02453

## Overview

- 1,496 SF to 3,710 SF of garage and office space for sale
- Approximately 50% of the footprint is dedicated to garage space and 50% to second floor office space
- A non-structural wall between units 5R and 6R can be removed to create a single large unit, totaling 3,710 SF
- Built by a local, first class builder in 2017 and is easily customizable for various business uses

## Garage Features

- 16 ft wide x 12 ft tall overhead doors
- 13' 8" ceiling height
- Ability to park vehicles indoors with in floor oil separators and drainage
- Half bathroom
- Utility sink
- Hose hookup
- Gas Heating

## Office Features

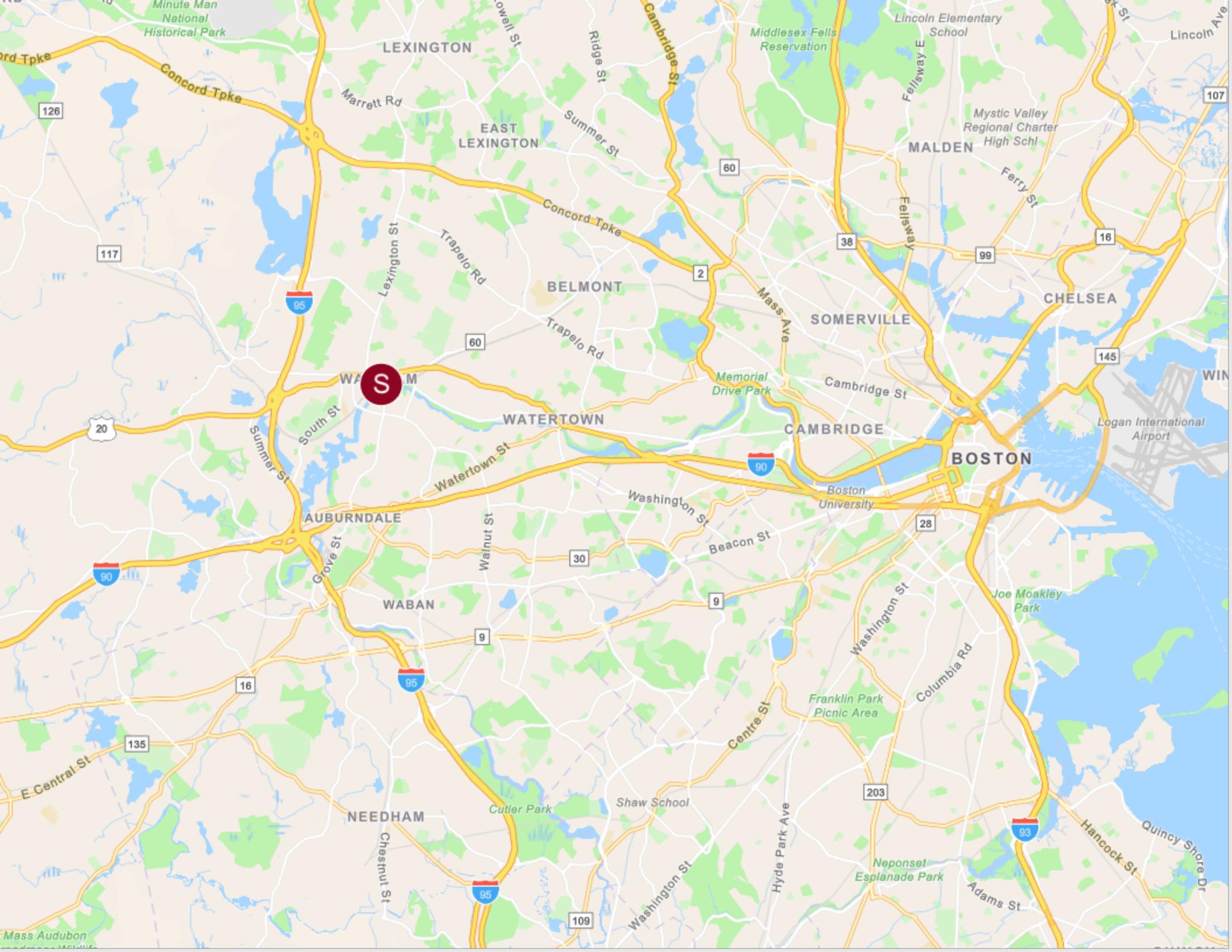
- Bathroom with shower
- Kitchenette with fridge and sink
- Balcony and meeting room
- Washer/dryer hookup
- Central heating and air conditioning

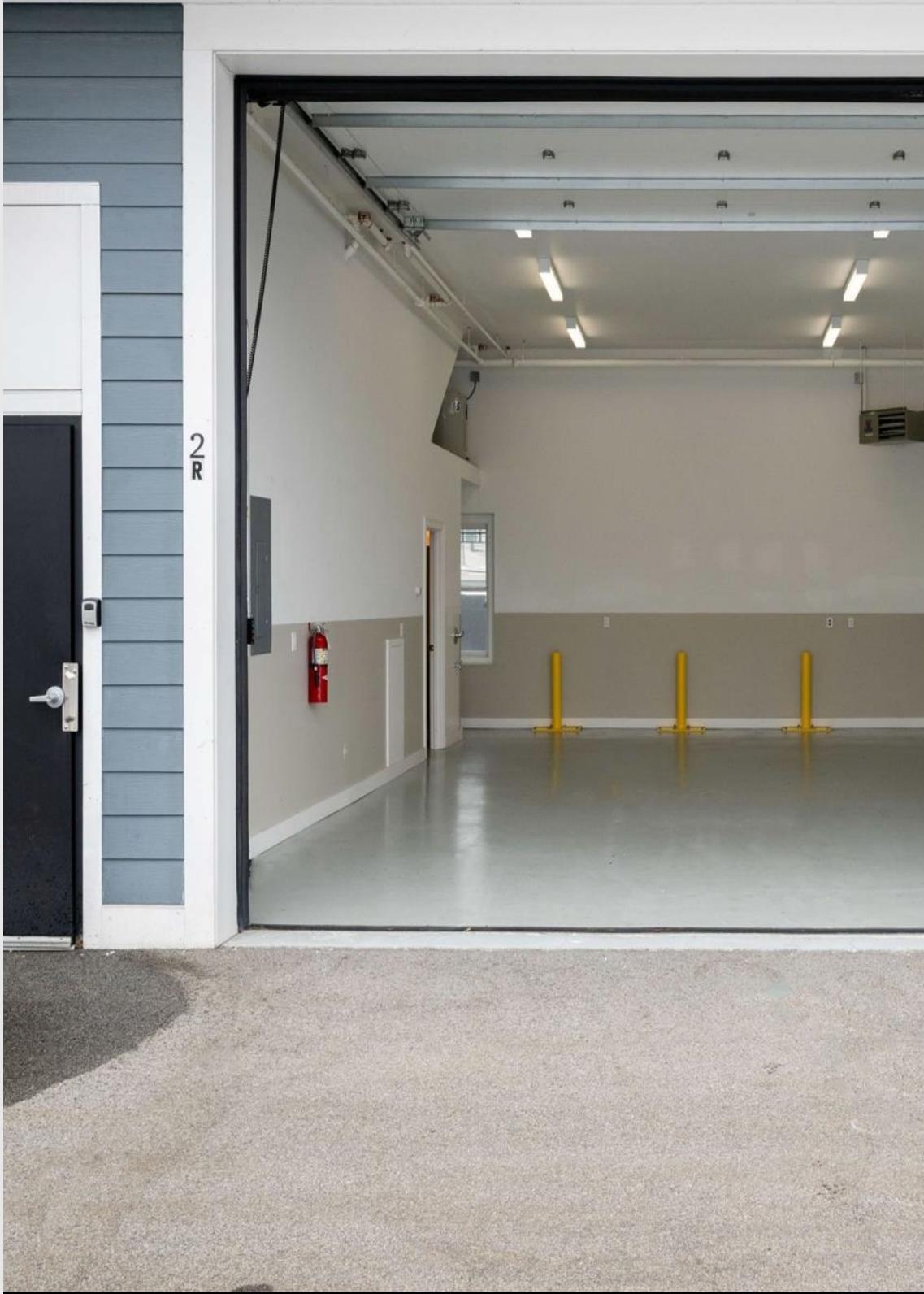
| Location



02 Location

Local Business Map



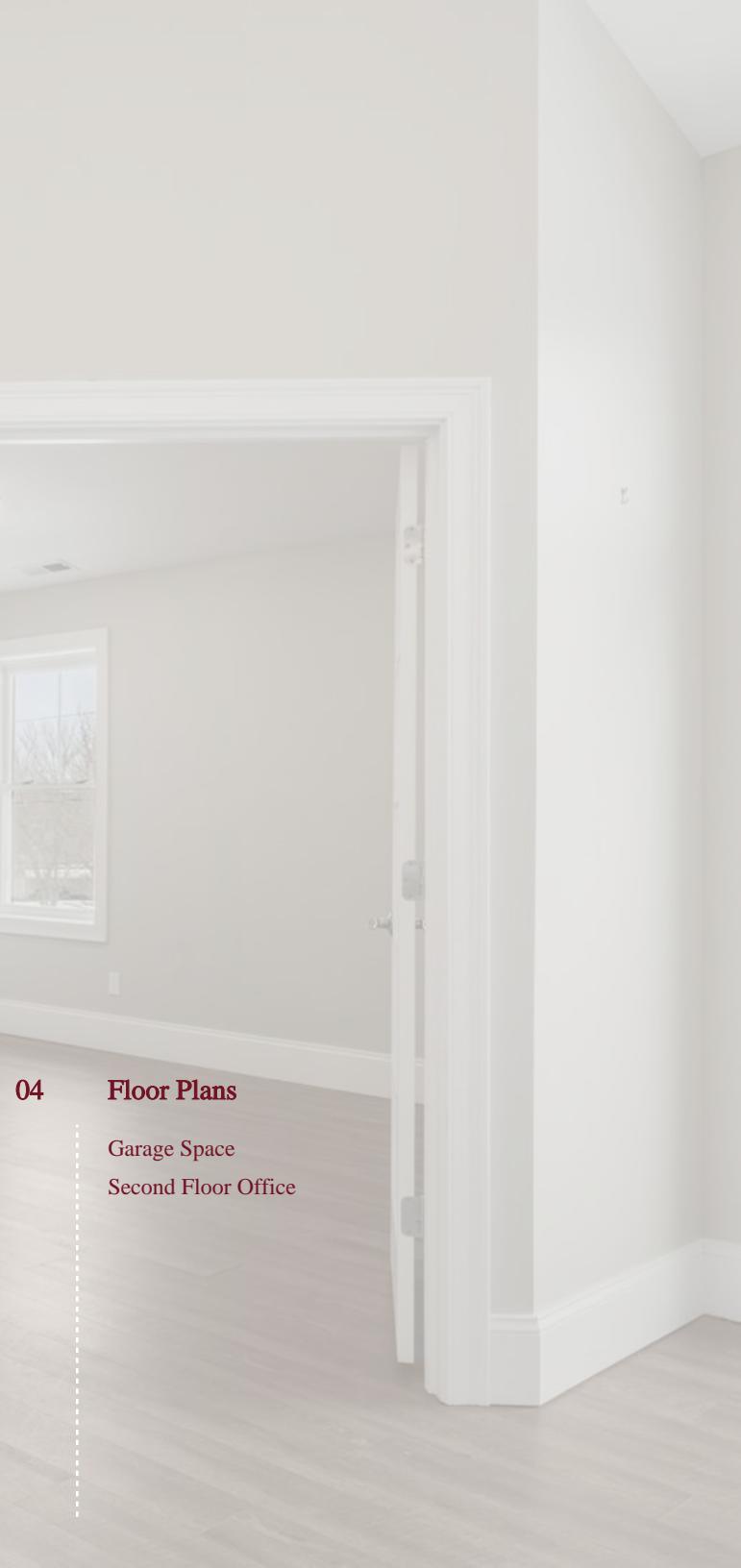


03      **Property Description**

Property Images



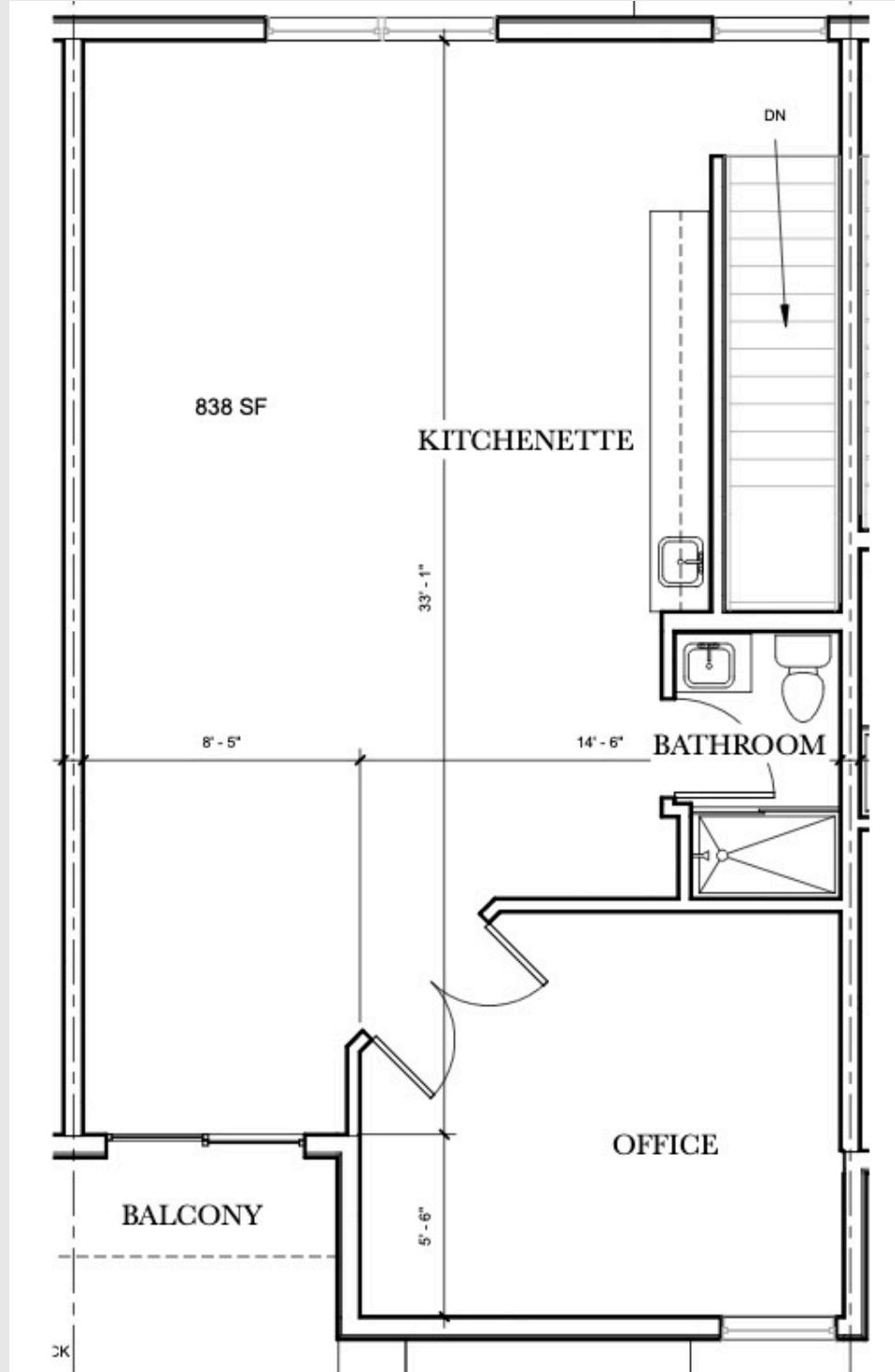


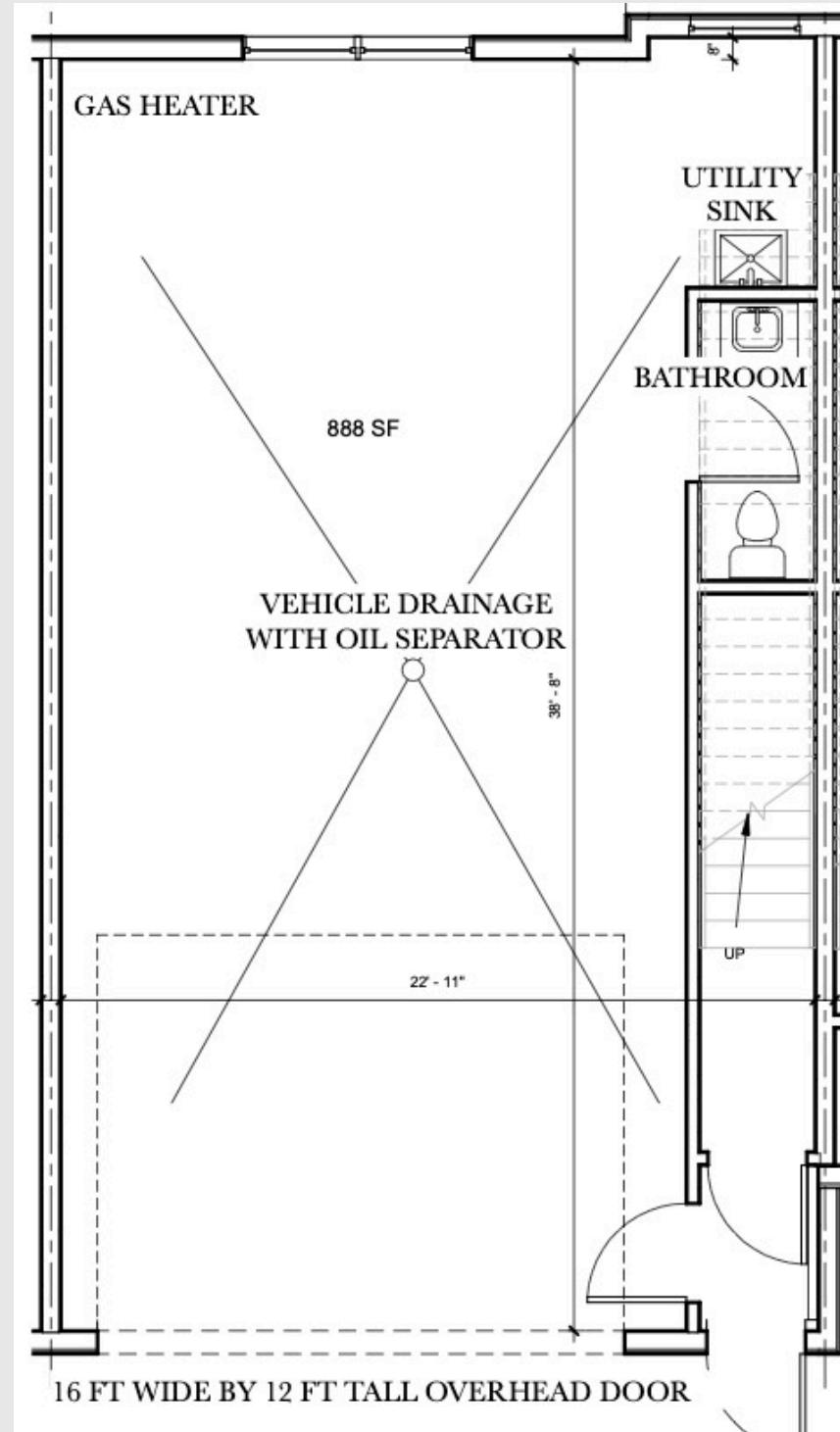


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## Floor Plans

Garage Space  
Second Floor Office





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