

Brochure

42 Felton Street
Waltham, MA 02453

Marini Real Estate

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Garage Space

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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

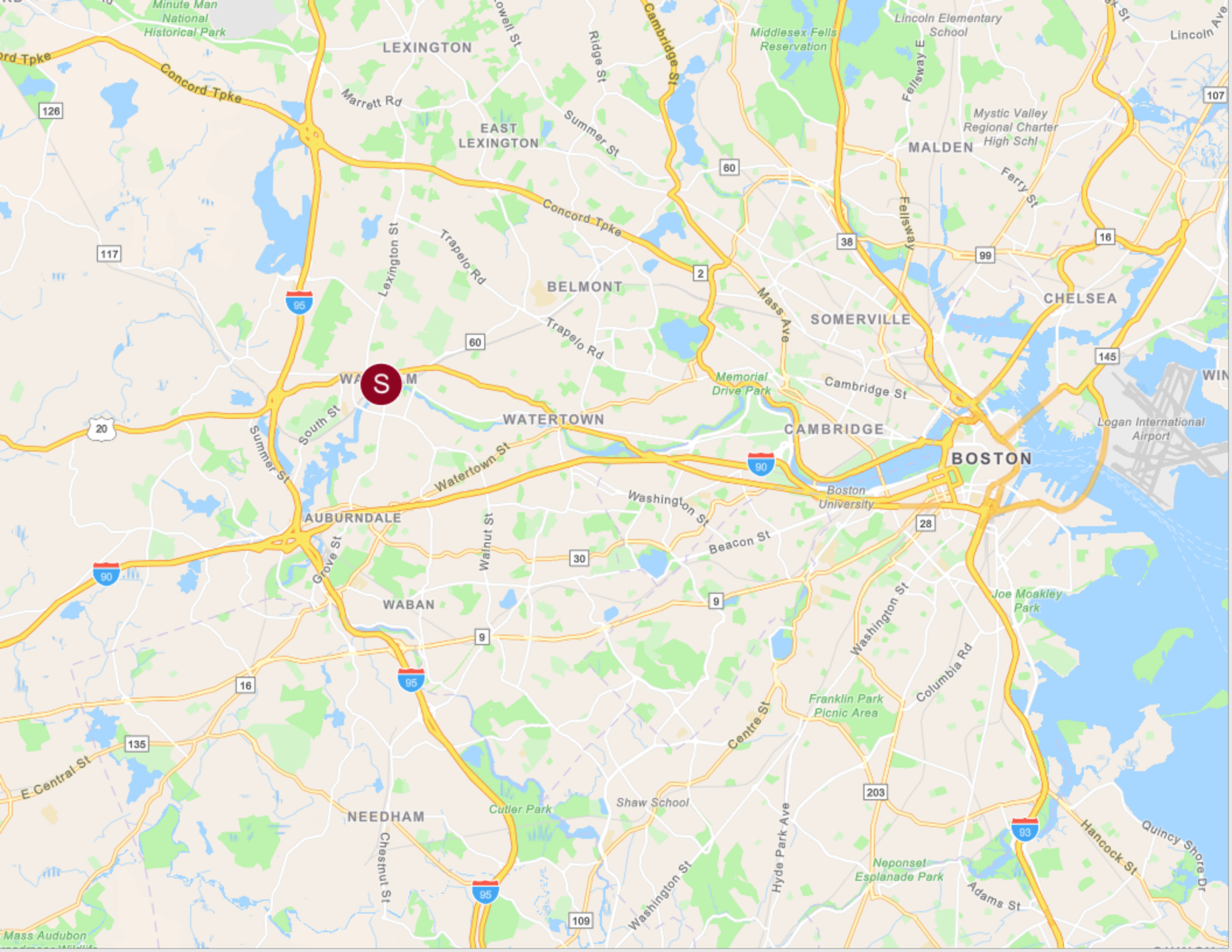


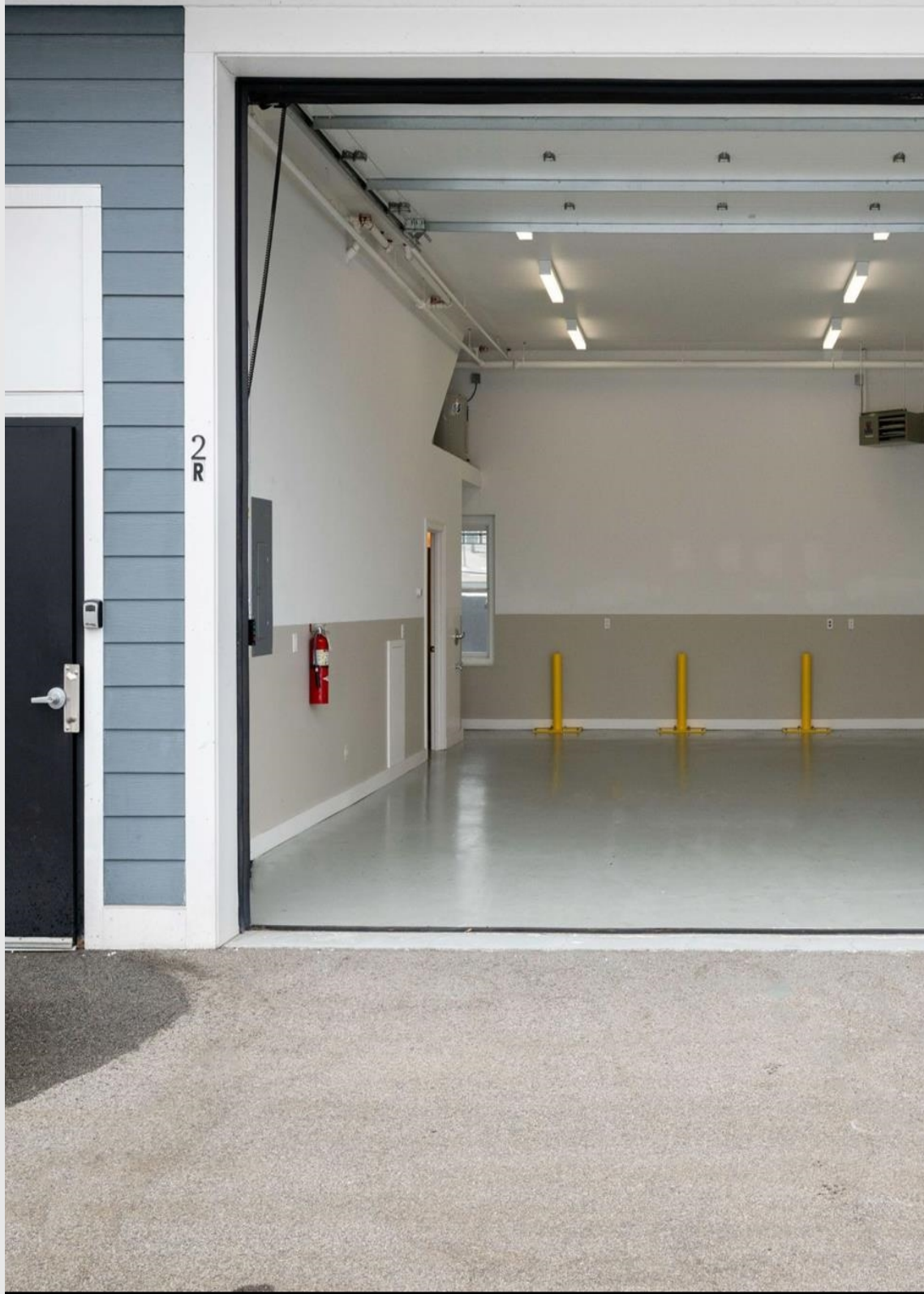
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Location

Local Business Map







03

Property Description

Property Images





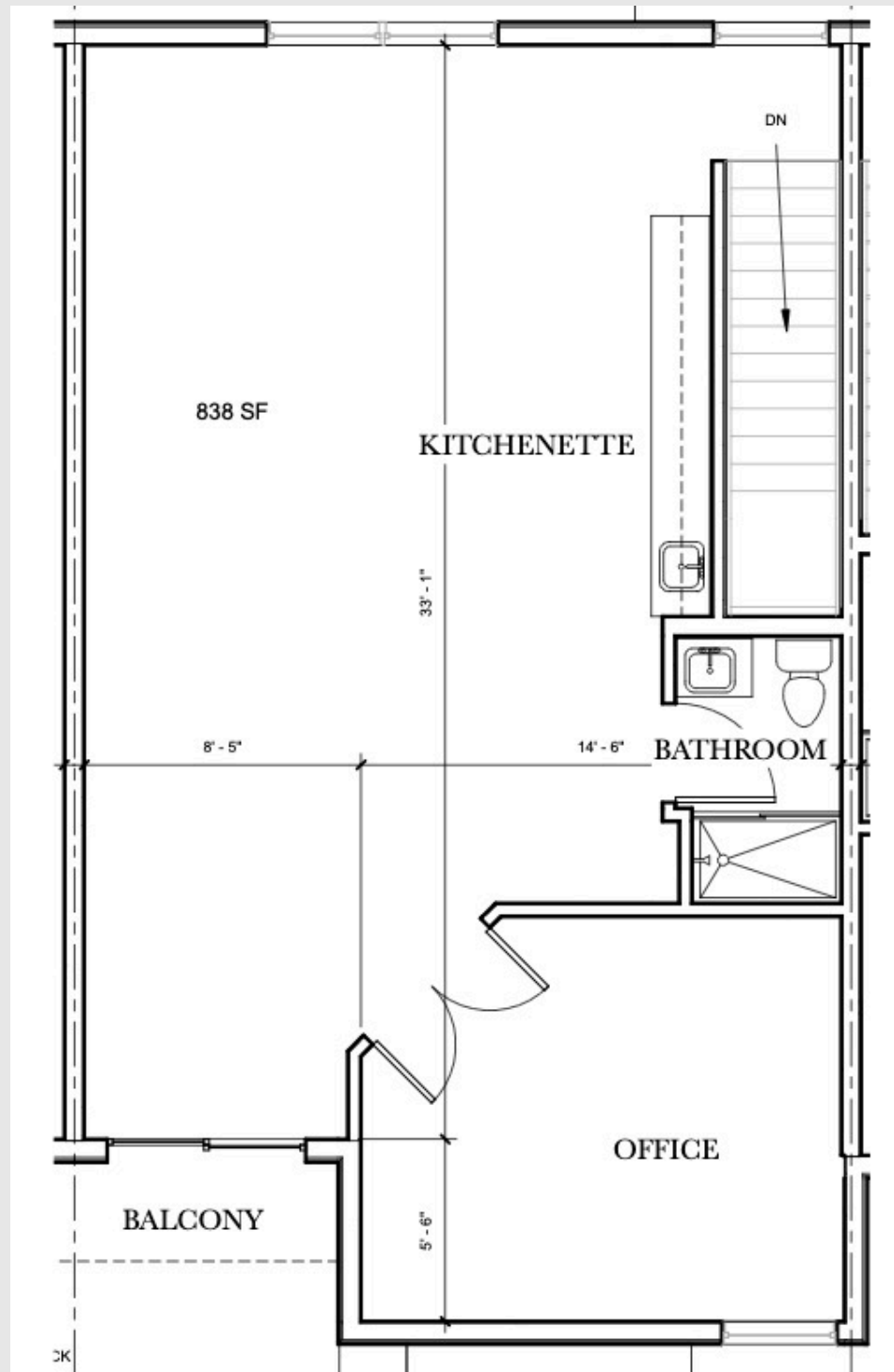


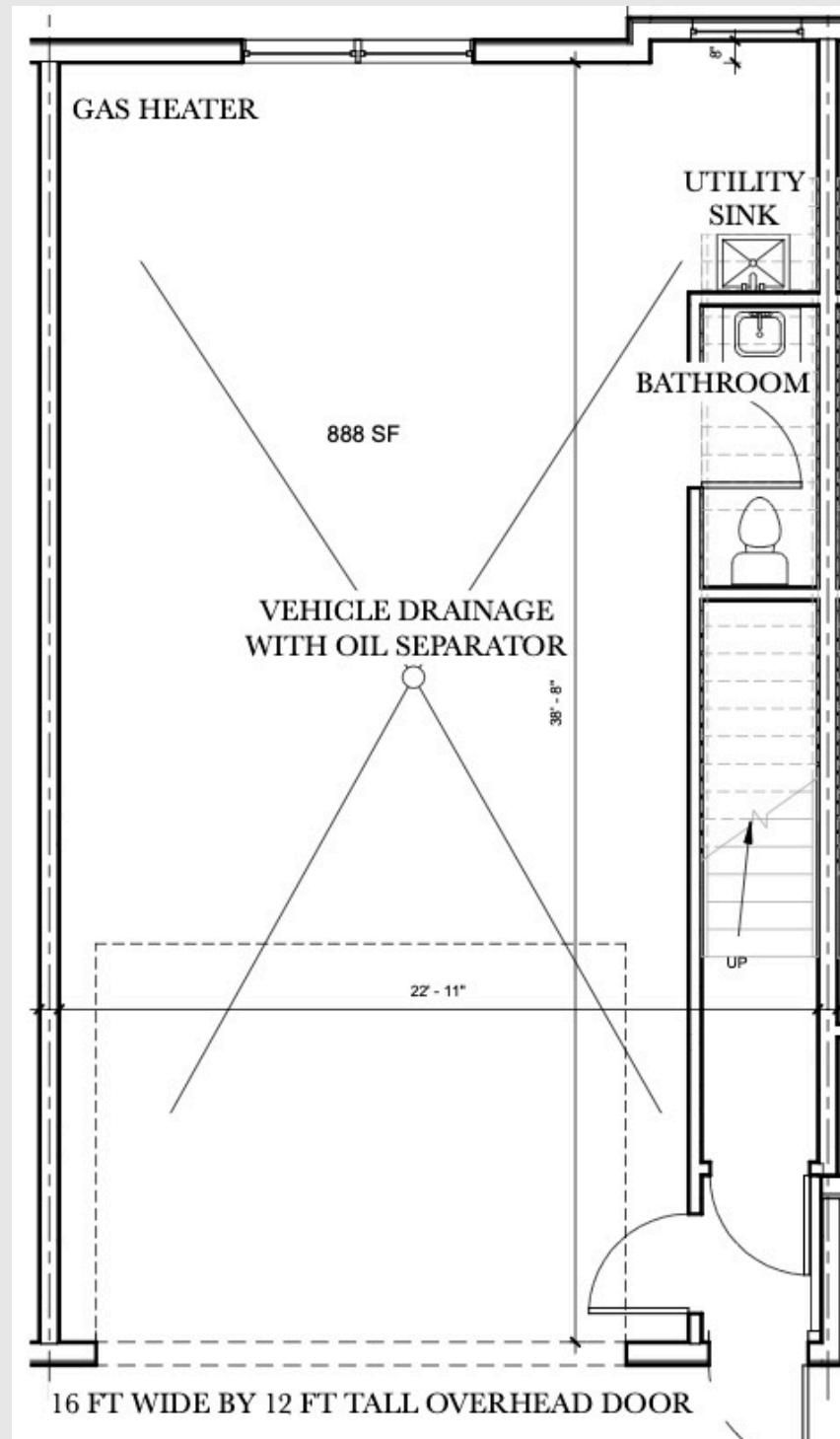
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Floor Plans

Garage Space

Second Floor Office





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