



334 PLEASANT ST

BELMONT, MA

FOR SALE | 11,500 SF FLEX/RETAIL BUILDING

- Short term leases: excellent user-sale opportunity
- 100% leased multi-tenant property
- Located just off Route 2



**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

11,500 SF Industrial Building on 0.33 AC for Sale

PROPERTY HIGHLIGHTS

- 100% leased multi-tenant property
- Located just off Route 2
- Multiple short term leases: excellent user or investment sale opportunity

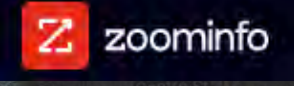
PROPERTY SPECIFICATIONS

Building Size:	11,500 SF
Lot Size:	0.33 AC
Number of Units:	4
Class:	C
Stories:	2
Year Built:	1980
Parking:	15 Spaces
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	89,250	252,736	724,400
Total Population	216,311	622,347	1,824,041
Average HH Income	\$198,321	\$171,995	\$159,567

334 PLEASANT LLC PROFIT & LOSS JAN-OCT 24		
ORDINARY INCOME/EXPENSE		
Income	Monthly Rent	\$17,900
	10 MONTH	ANNUAL PROJECTION
Rental Income	\$176,000.00	\$211,800.00
EXPENSE		
Dues & Fees	\$520.00	\$520.00
Insurance Expense	\$5,787.50	\$6,945.00
Landscaping & Groundskeeping	\$3,930.00	\$4,716.00
Miscellaneous Expense	\$0.00	\$0.00
Repairs & Maintenance	\$17,322.46	\$20,786.952
Taxes -Property	\$2,195.07	\$2,634.084
Utilities	\$30,650.60	\$36,676.72
Total Expense	\$145,349.40	\$175,123.28
Net Income	\$162,846.65	\$195,776.23
	PRICE	\$3,650,000.00
	CAP	0.047950493

TENANTS NAME	CURRENT RENT		TERM
Restoration Project	\$12,500.00		June 31, 2017
Arlington/Belmont Crew	\$2,800.00	TAW	October 31, 2022
Drum Roll Media - Rodgers	\$2,600.00	TAW	May 31, 2023
Total Rents	\$17,900.00		



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