

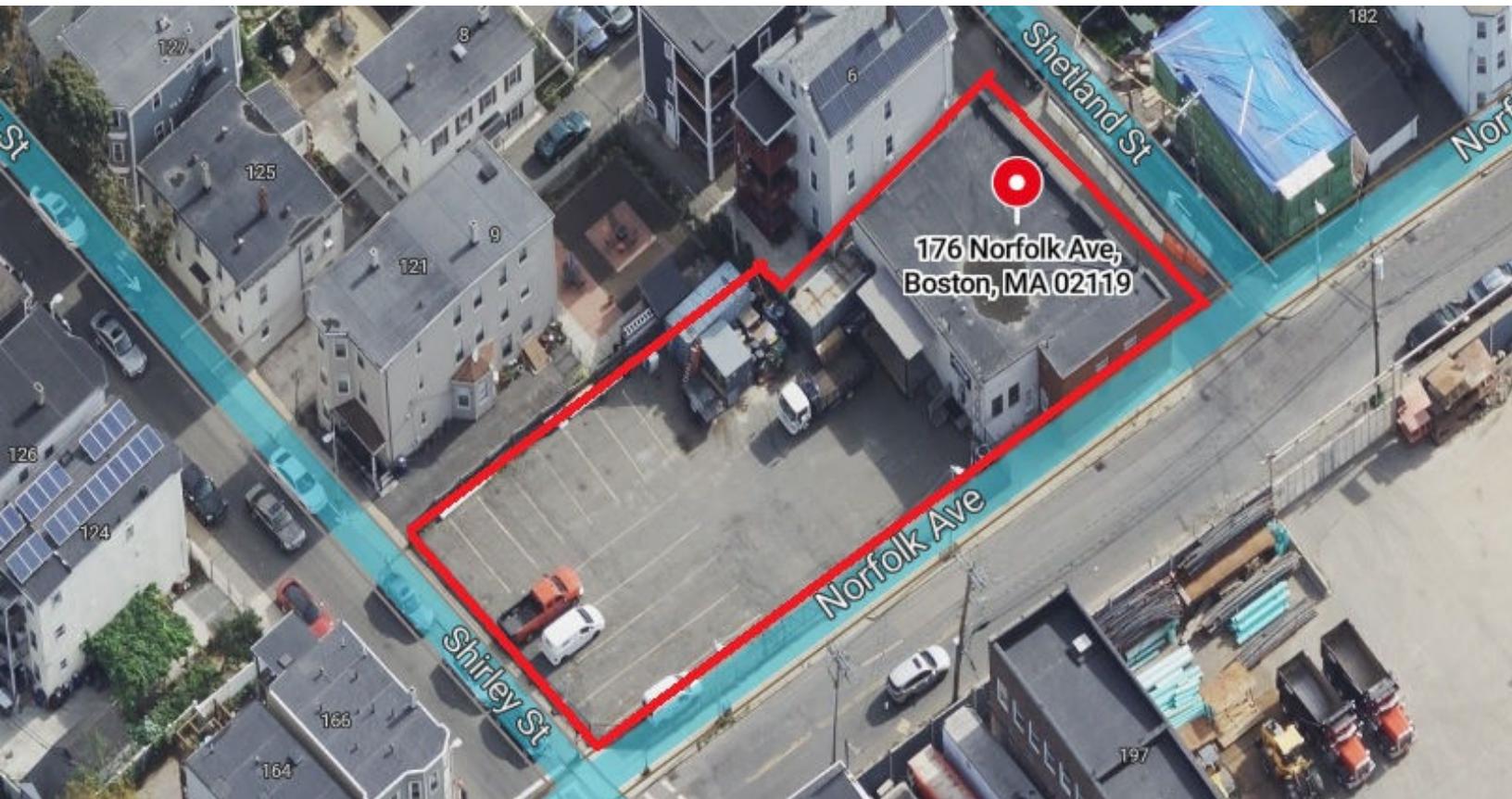


DENENBERG
Realty Advisors



RE-DEVELOPMENT SITE FOR SALE

\$2,500,000
11,265 SF Land
4,925 SF Commercial Building
176 Norfolk Avenue, Boston, MA 02119



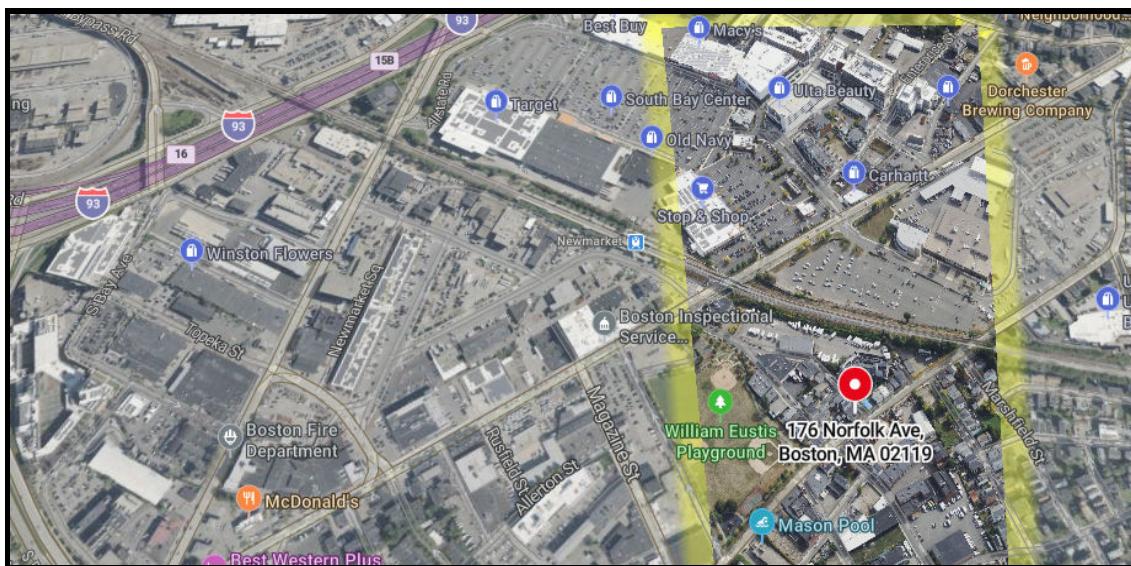
OFFERING MEMORANDUM
Denenberg Realty Advisors
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PORTFOLIO SUMMARY

Denenberg Realty Advisors has been exclusively retained to market for sale this on a 11,265 SF lot with a 4,925 SF Commercial Building located at 176 Norfolk Avenue in Boston, MA. This property is ideal for an owner user or as a multi-family re-development site and can be purchased subject to approvals.

PROPERTY HIGHLIGHTS

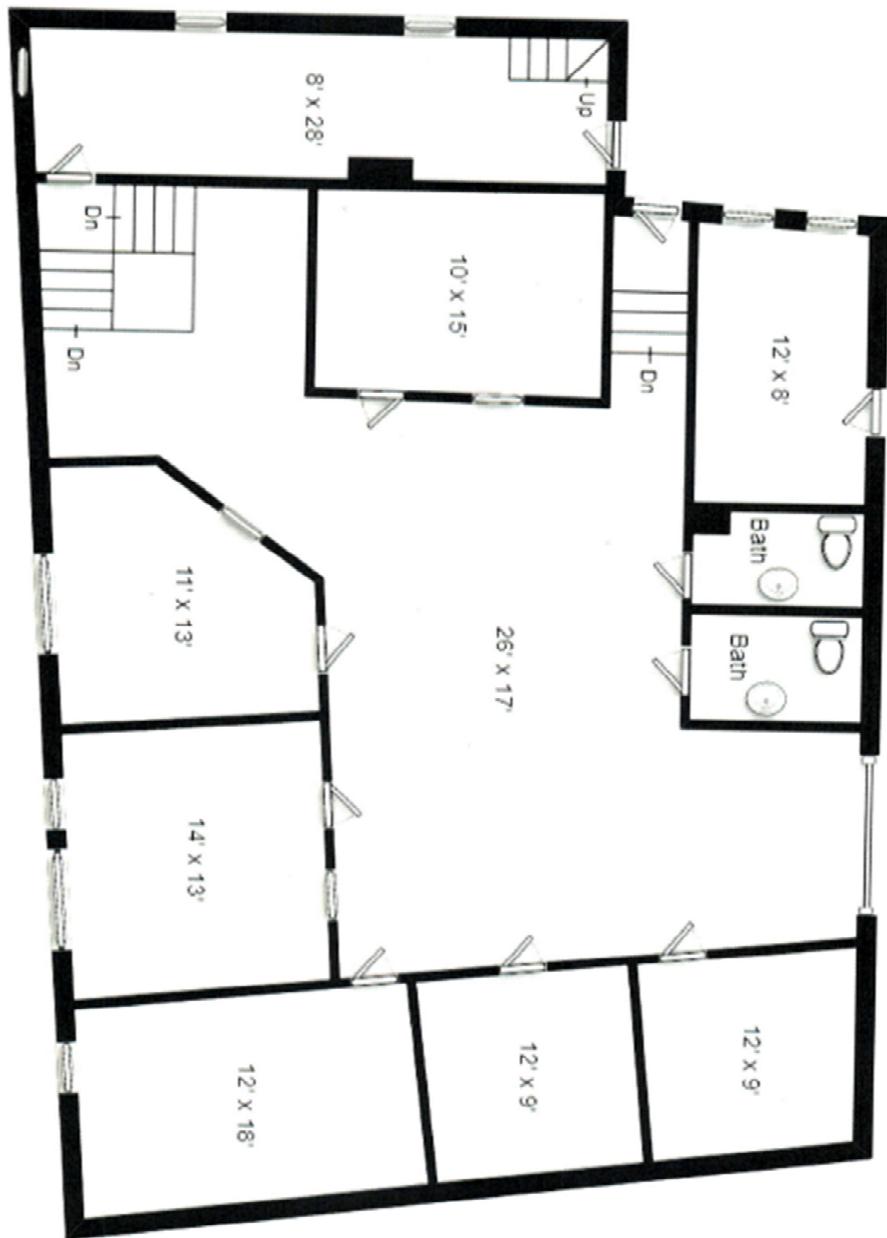
Address:	176 Norfolk Avenue, Boston, MA 02119 (2,750 SF) 0 Norfolk Avenue, Boston, MA 02119 (8,515 SF)
Property Type:	Re-Development Site – Commercial Building
Lot Size:	11,265 SF on 2 parcels of land
Building:	4,925 SF commercial building with 2,575 SF above ground plus basement
Zoning:	Three-Family 4,000 within the Roxbury Neighborhood Zoning District – Commercial Developable Land
Building Size:	4,925 +/- SF Loading dock 6 offices plus full basement
HVAC:	Gas fired HVAC
Parking:	25+ Vehicles
2024 Taxes:	\$18,851
Price:	\$2,500,000



176 Norfolk Street First Floor



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300 Commercial Street, Boston, MA 02109

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This floor plan is a representation and should not be relied on exclusively. Measurements should be verified to ensure accuracy.

176 Norfolk Street Lower Level



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