

OFFICE BUILDING FOR SALE

THE APPRAISERS GROUP

44 TRAPELO RD, BELMONT, MA
02478



Albert Bouchie
Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

GIBSON
Commercial

Property Summary

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

GIBSON
Commercial



Property Description

Introducing a prime commercial opportunity in Belmont. This 4174 SF building, built in 1960, and reconstructed in 1975 is ideally suited for owner user office or investment. With a strategic location in the dynamic Belmont/Cambridge / Boston market, this property is situated steps from Cushing Square one of three central business districts in Belmont. Direct access to public transportation to Harvard sq is out the front door. Zoned LB-III, the property offers ample parking ,space for customization and expansion in the 4 floors of office space. The property is ideal suited for an owner occupying buyer however investors will find potential for strong NOI growth.

Property Highlights

- - 4174 SF office building
- - Constructed in 1960. Reconstructed in 1975.
- - Zoned LB-III

Offering Summary

Sale Price:	\$1,525,000
Number of Units:	3
Lot Size:	5,874 SF
Building Size:	4,174 SF
NOI:	\$42,322.00

Albert Bouchie

Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street
Boston, MA 02118
617.908.6775
gibsoncre.com

Property Description

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

GIBSON
Commercial

Property Description

Introducing a prime commercial opportunity in Belmont. This 4174 SF building, built in 1960, and reconstructed in 1975 is ideally suited for owner user office or investment. With a strategic location in the dynamic Belmont/Cambridge / Boston market, this property is situated steps from Cushing Square one of three central business districts in Belmont. Direct access to public transportation to Harvard sq is out the front door. Zoned LB-III, the property offers ample parking ,space for customization and expansion in the 4 floors of office space. The property is ideally suited for an owner occupying buyer however investors will find potential for strong NOI growth.

Location Description

Discover the perfect investment opportunity in the vibrant Belmont, MA community. Nestled in the bustling Boston market, the property is surrounded by an array of sought-after amenities, including a variety of dining options and retail destinations, offering convenience and local charm. With proximity to nearby Cambridge, Harvard University, and renowned medical institutions, the location presents an attractive investment for office building investors seeking to capitalize on the area's thriving commercial real estate market. Explore the potential of this prime location, where business meets opportunity in the heart of one of Massachusetts' most dynamic regions.

Exterior Description

2 story -Shingel-Stucco-Vynil Sideing

Interior Description

Multiple office

Utilities Description

Gas-Electric

Construction Description



Albert Bouchie

Managing Director

617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street

Boston, MA 02118

617.908.6775

gibsoncre.com

Additional Photos

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

GIBSON

Commercial



Albert Bouchie

Managing Director

617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street

Boston, MA 02118

617.908.6775

gibsoncre.com

Additional Photos

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

GIBSON

Commercial



Albert Bouchie

Managing Director

617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street

Boston, MA 02118

617.908.6775

gibsoncre.com

Rent Roll and P&L

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP



44 Trapelo Rd Belmont		Option 1		1/1/2026			
In Place							
Rent Roll							
Location	Tenant	Sq Ft	\$psf	Annual Rent	Mo Rent	Lease ends	Comments
Actuals							
Ground Front	Fairway Mortgage	439	\$19.13	\$ 8,400	\$700	1/31/27	Tenant pays Utilities-ws
Ground Rear	Skambus	1,221	\$20.00			TBD	
1st	Waverly Insurance	1,653	\$32.00	\$ 52,896	\$4,408	TAW	Tenant pays Utilities-ws
Vacant 1st	TBD						
2nd	Appraisers Group	1,653	\$28.00	\$ 46,284	\$3,857	TBD	Tenant pays Utilities-ws
Vacant 2nd	TBD						
3rd	Vacant	250	\$20.00	\$ 5,000	\$417	Six Months-1 year TBD	
Third							
		5,216	\$ 21.58	\$ 112,580	\$9,382		

Total Revenue	\$112,580
EXPENSES	
Proferssional Fees	\$520
Insurance	\$2,538
Landscape	\$632
Repairs- Maint	\$12,614
Real Estate Tax	\$16,327
Snow Removal	\$3,937
Total Expense	\$ 36,569
Net Operating Income	\$76,011

Albert Bouchie

Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street
Boston, MA 02118
617.908.6775
gibsoncre.com

Proforma Rent Roll and P&L

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP



Pro Forma Market Rents					
Rent Roll					
Tenant	Sq Ft	Annual Rent	Mo Rent	\$psf	COMMENTS
Fairway Mortgage	376	\$ 9,400	\$ 783	\$ 25.00	Separate entrance. Includes all Utilities. Shares Kitchen and Bath
Waverly Insurance	2261	\$ 63,308	\$ 5,276	\$ 28.00	Includes Full Kitchen and 2 Half Baths Separate Utilities for all of First and Ground Including Front Space
Appraisers Group	1432	\$ 35,800	\$ 2,983	\$ 25.00	All of the Second Floor and One Room on the Third. Includes Full Kitchen, 1 Half Bath. Large Storage also included on Third Floor Front. Separate Utilities.
	4,069	\$ 108,508	\$ 9,042	\$ 26.67	

Total Revenue		\$ 108,508
EXPENSES		
Professional Fees	\$520	
Insurance	\$2,538	
Landscape	\$632	
Repairs- Maint	\$12,614	
Real Estate Tax	\$16,327	
Snow Removal	\$3,937	
Total Expense	\$ 36,569	
Net Operating Income	\$ 71,939	

Albert Bouchie

Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street
Boston, MA 02118
617.908.6775
gibsoncre.com

Floor Plans

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

GIBSON
Commercial



TOTAL: 4174 sq. ft

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft
 EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,
 DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,
 WALLS: 320 sq. ft



TOTAL: 4174 sq. ft

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft
 EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,
 DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,
 WALLS: 320 sq. ft

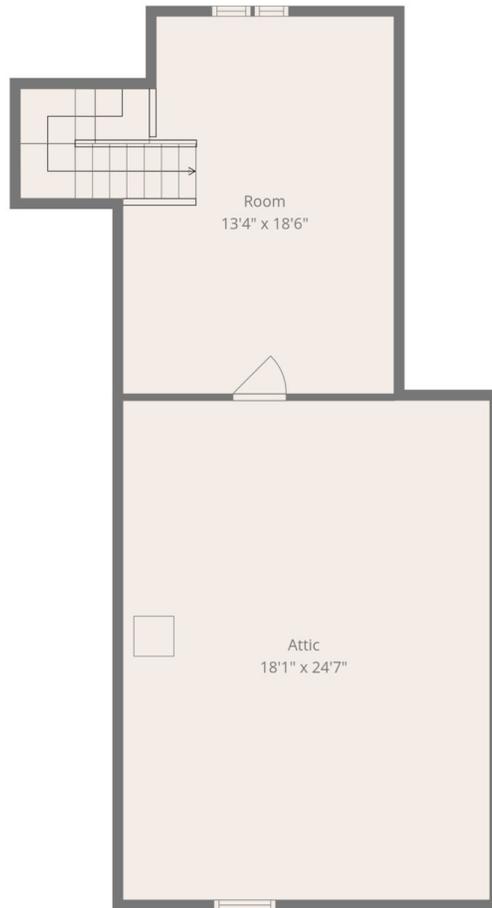
Albert Bouchie

Managing Director
 617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street
 Boston, MA 02118
 617.908.6775
 gibsoncre.com

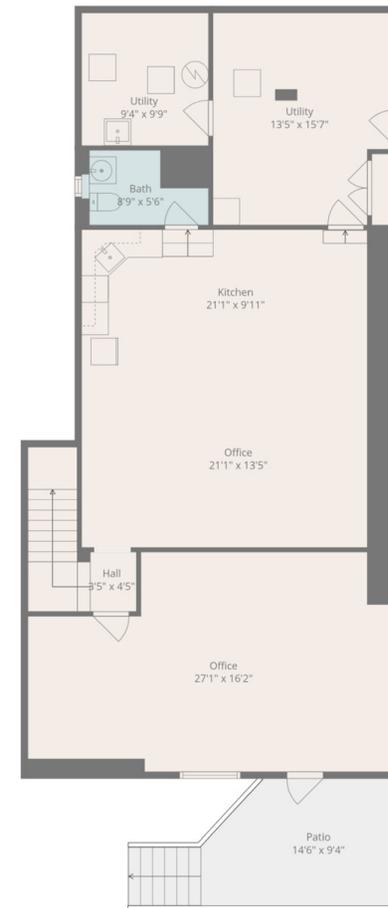
Floor Plans Cont.

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP



TOTAL: 4174 sq. ft

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft
EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,
DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,
WALLS: 320 sq. ft



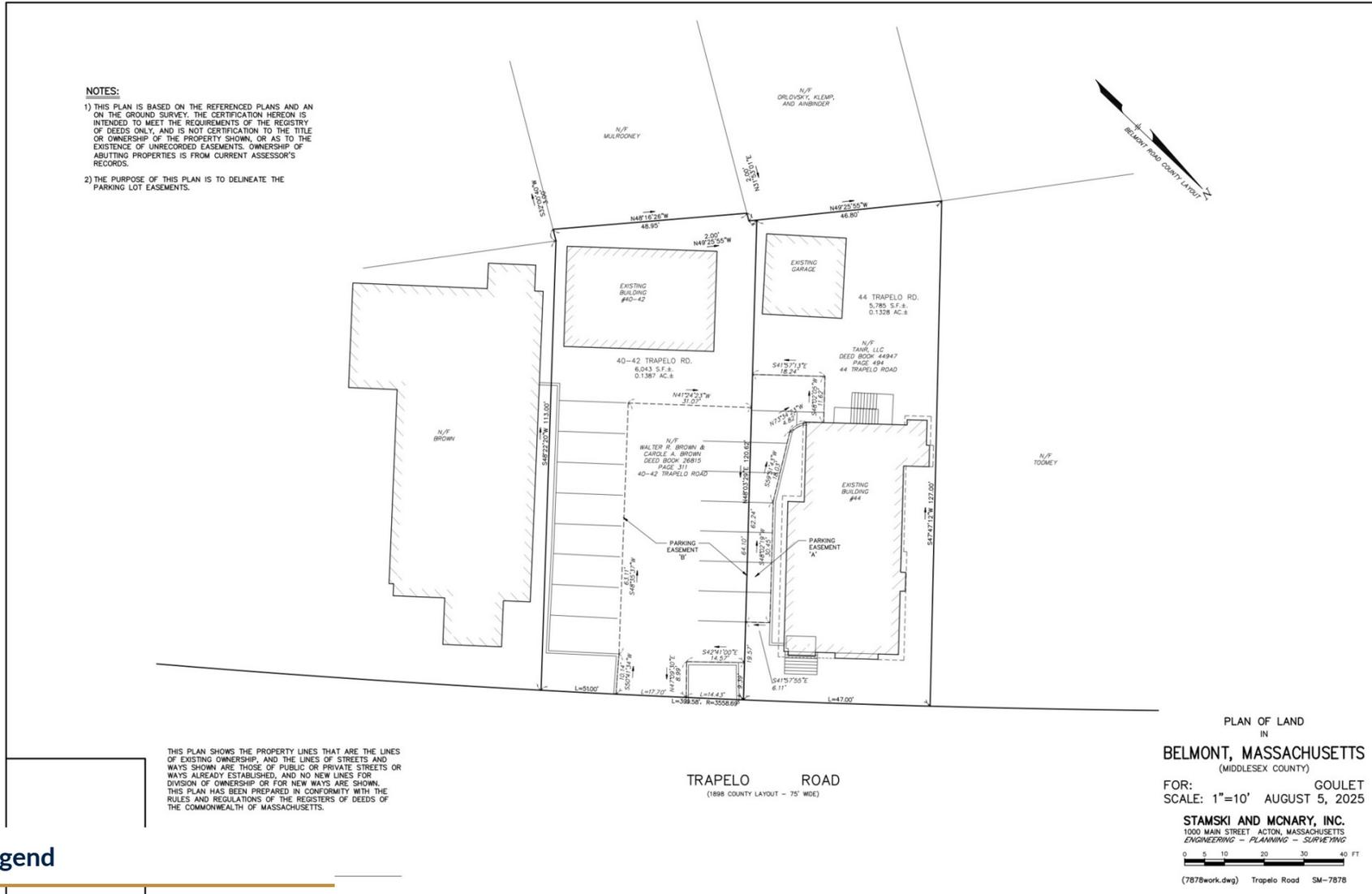
TOTAL: 4174 sq. ft

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft
EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,
DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,
WALLS: 320 sq. ft

Albert Bouchie

Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

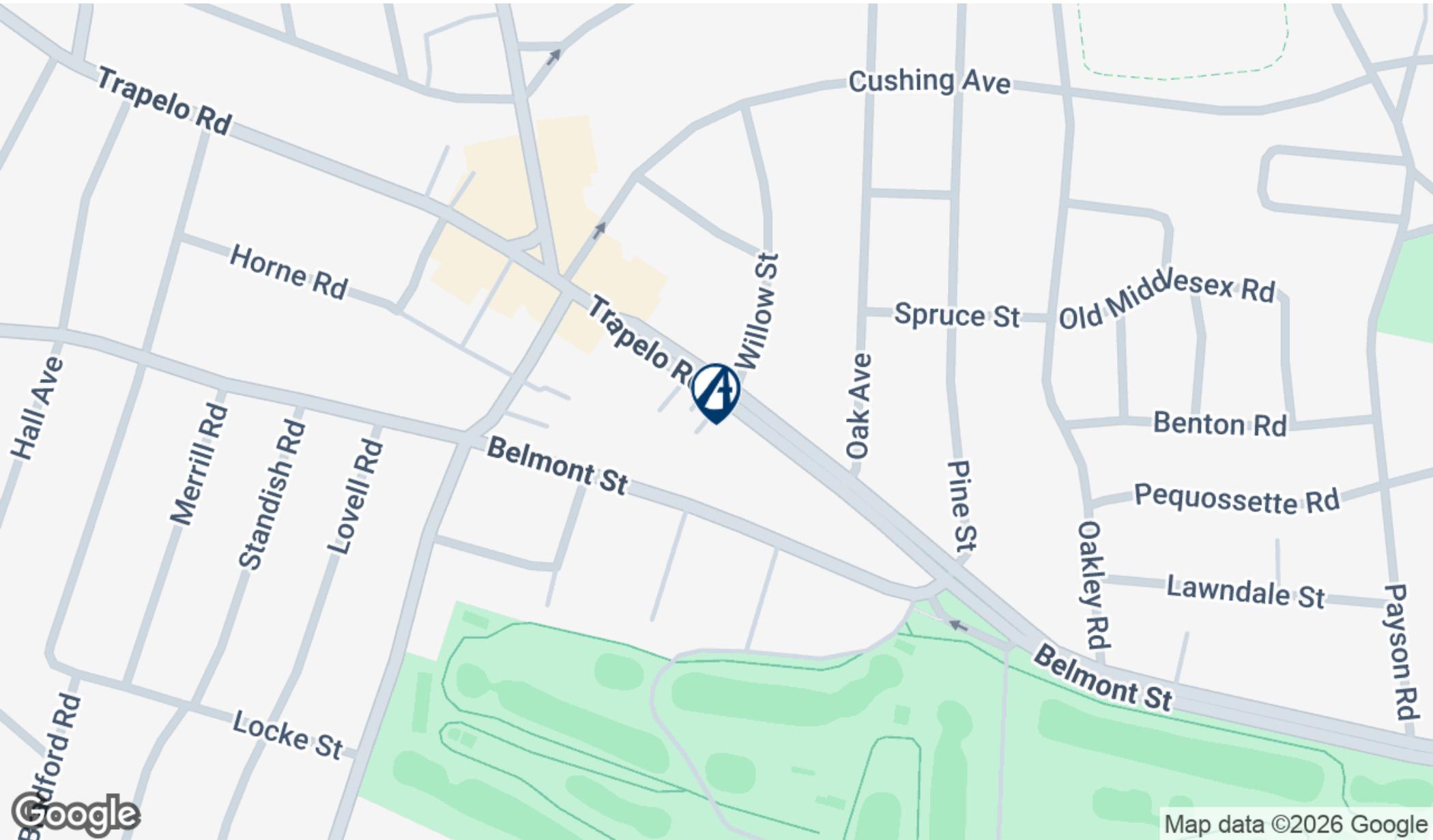
548 Tremont Street
Boston, MA 02118
617.908.6775
gibsoncre.com



Location Map

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

GIBSON
Commercial



Albert Bouchie

Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street
Boston, MA 02118
617.908.6775
gibsoncre.com

Aerial Map

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

GIBSON
Commercial



Albert Bouchie

Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street
Boston, MA 02118
617.908.6775
gibsoncre.com

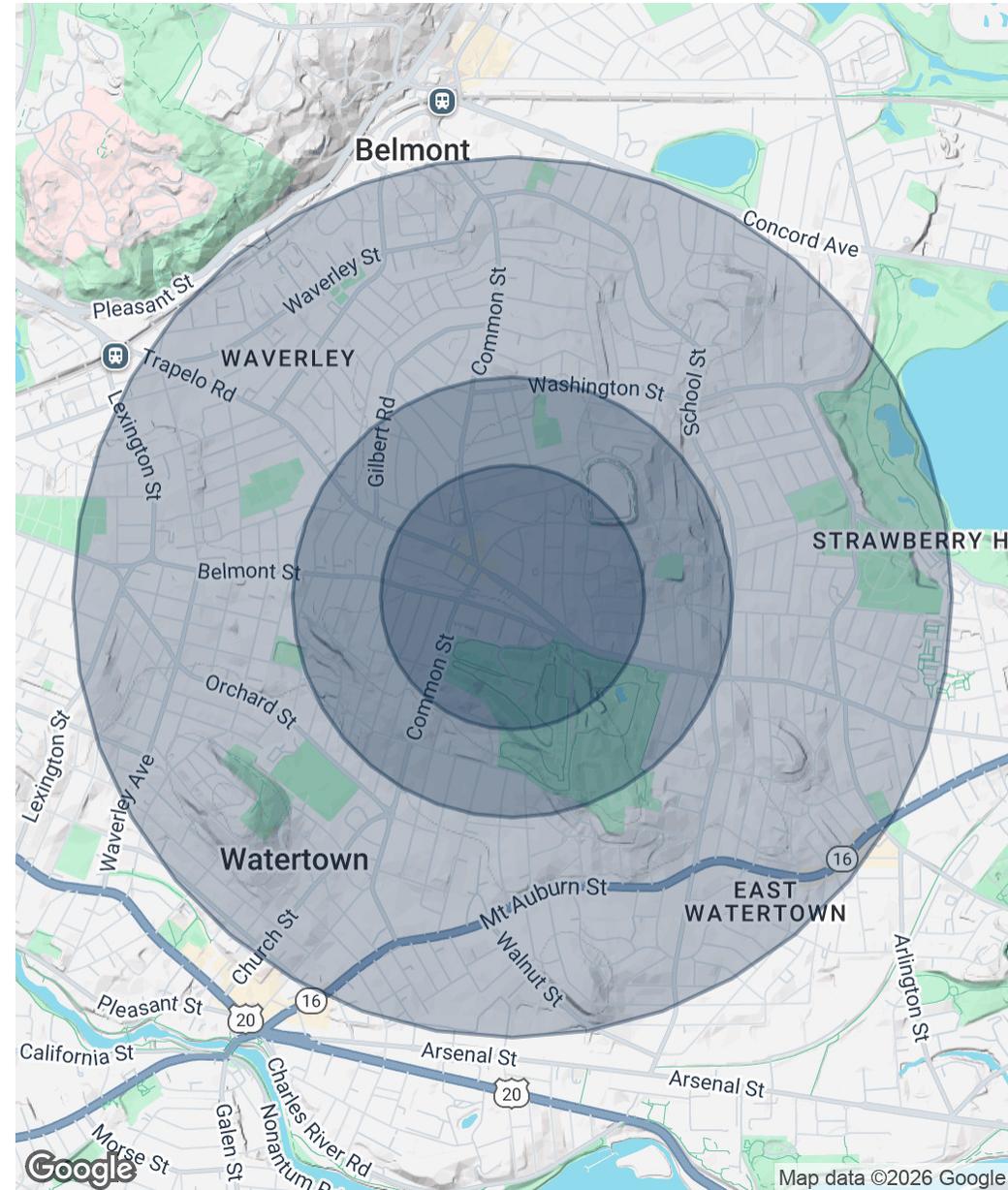
Demographics Map & Report

OFFICE BUILDING FOR SALE | THE APPRAISERS GROUP

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,526	6,815	31,783
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	613	2,727	13,202
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$252,245	\$228,805	\$198,253
Average House Value	\$1,201,167	\$1,134,314	\$1,051,486

Demographics data derived from AlphaMap



Albert Bouchie

Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

548 Tremont Street
Boston, MA 02118
617.908.6775
gibsoncre.com