

4.5 Acres for Sale

50 Quannapowitt Parkway

Wakefield, MA 01880



50 Quannapowitt Parkway

Information Summary

<i>Total Land Area</i>	198,320+/- square feet (4.55+/- Acres)
<i>Street Frontage</i>	462.63 +/- feet along Quannapowitt Parkway and 73.66+/- along North Avenue
<i>Real Estate Taxes</i>	\$51,932 – Fiscal Year 2023
<i>Zoning District</i>	Limited Business (LB)
<i>Key Dimensional Controls</i>	Minimum Lot Size – 40,000 square feet Maximum Floor Area Ratio – 1.25 Maximum Building Height – 50 feet Maximum Building Coverage – 40%
<i>Potential Land Uses</i>	Office, Health Care, Assisted Living, Apartments, Retail, Restaurant, Hotel, Research Labs
<i>Locational Attributes</i>	Property is conveniently located along Route 128 (95), at the North Avenue Wakefield on/off ramps and just two exits from Interstate Route 93 (less than 4 miles south of the property). Key “neighbors” are Home Depot, Jordan’s Furniture, Crossing at Walkers Brook (shopping center), Market Basket and Stop & Shop
<i>Demographic Info</i>	<u>Population (2022 estimates)</u> 2 mile radius – 42,032 5 mile radius – 194,538 <u>Average Household Income (2022 estimates)</u> 2 mile radius - \$141,933 5 mile radius - \$141,348
<i>Contact Information</i>	Michael Tammaro, Vice President Office: 617-399-9523 Cell: 617-794-0976 Email: mtammaro@relatedbeal.com

In **WAKEFIELD, MASS.**

Hoyes Engineering, Inc.
Civil Engineers & Land Surveyors
633 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7298
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Scale: 1" = 40'

0' 20' 40' 80' 120'

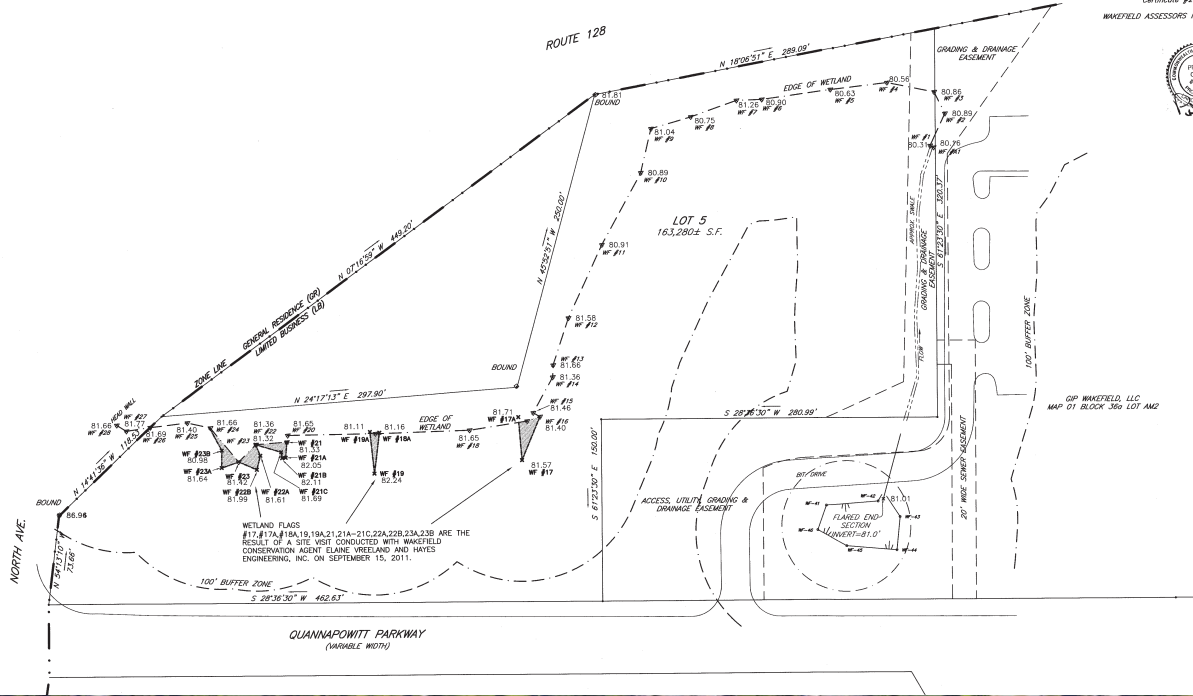
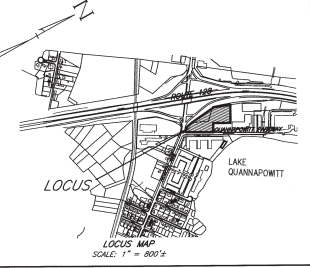
June 23, 2011
Rev: November 17, 2011

#50 Quannapowitt Parkway

APPLICANT: The Best Companies, LLP
175 Main Street
Boston, MA 02109

OWNER: Wakefield 200 LLC
Block 32514 Range 1A5
Certificate #215277

WAKEFIELD ASSESSORS MAP 01 BLOCK 368 LOT AM2



LIMITED BUSINESS (LB)
MINIMUM SETBACKS:
FRONT = 50'
SIDE = 50'
REAR = 20'
MIN. FRONTAGE = 150'
MIN. LOT AREA = 40,000 S.F.
FLOOR AREA RATIO = 1.5
MAX. BUILDING COVERAGE = 40%
MIN. OPEN AREA = 30%

