

31-39 W WYOMING MELROSE



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THE TEAM



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31-39 WEST WYOMING AVE

Introducing a rare development opportunity at 31-39 West Wyoming Ave, Melrose! This approved project allows for the demolition of the existing one-story building and the construction of a modern, 4 story mixed-use building. The new structure will feature 27 residential units, including 4 affordable units (1 one-bedroom and 3 two-bedroom) compliant with Sections 235-73.1 and 235-71.2.H of the MZO.

The building will also include 1,155 square feet of commercial space, ready for future tenant customization, and a podium parking structure offering 19 spaces. With a mix of 6 one-bedroom and 21 two-bedroom residential units, this development is designed to meet the growing demand for high-quality living in Melrose. Don't miss this chance to acquire a prime permit in an attractive location with strong investment potential.



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BIRD'S EYE VIEW OF SITE



LOCATION

Melrose is a perfect compromise between a busy city and peaceful landscape. Grand old Victorian homes, a quaint downtown area, lush parks and fields, and Ell Pond are nestled just seven miles from Boston. The city has a thriving business community, an excellent school system, and a local hospital in addition to numerous healthcare and elder care facilities. At the same time, there is plenty of open space, forest area, and conservation land. Melrose offers a wide variety of cultural and recreational activities and services in a unique neighborhood atmosphere.



NEIGHBORHOOD

Melrose is a small city located approximately seven miles north of Boston with a geographic area of 4.76 square miles and a population of 29,817 people. Since its settlement in the middle of the 18th century, Melrose has offered its residents a desirable compromise between the crowded metropolis of Boston and the frontier of rural exurbia. Melrose stands out as a commuter-friendly neighborhood, offering excellent access to major routes like Rte. 93 and Rte. 1.

The city features three MBTA commuter rail stations on the Haverhill line, providing convenient options for daily travel. Additionally, nearby bus lines and the MBTA Orange Line stations at Oak Grove and Malden Center make commuting to Boston effortless.

The city is also home to numerous parks and recreational areas, including the beautiful Middlesex Fells Reservation, which offers hiking, biking, and walking trails—a perfect escape from the hustle and bustle of city life. With a vibrant downtown filled with charming shops and cafes, Melrose truly has something for everyone, making it an appealing choice for commuters.

