

823-833 WASHINGTON STREET | NEWTON, MA

±14,485 SF RETAIL ASSET WITH MULTI-FAMILY DEVELOPMENT POTENTIAL





BOSTON, MA

NEWTON, MA

TRIO
APARTMENTS

MIDA **clover**

fujii **CVS pharmacy**

CHIPOTLE

Future 56 Unit
Multifamily Development

T NEWTONVILLE

star market

EXECUTIVE SUMMARY

Boston Realty Advisors is proud to present the opportunity to acquire 823-833 Washington Street in Newton, MA. Situated at the corner of Washington Street and Walnut Street in Newtonville, the property consists of ±14,485 SF and is situated on 10,735 SF of land, zoned BU1/VC3. The property is currently 100% occupied with a healthy mix of high-quality tenants and has experienced minimum vacancy over the term of generational ownership. The property is extremely well located, well maintained, and sits directly across the street from the Newtonville MBTA station and the TRIO apartment community.

In 2023, the city of Newton passed the Village Center Overlay District to encourage density in commercial districts. The property sits in VC3 zoning which allows development up to 4.5 stories. Given the transit oriented location, the property greatly benefits from the zoning improvements. Newton, MA is considered one of the most sought after Boston suburbs, so developers are able to draft off these drivers and capitalize on the development potential.

823-833 Washington is available for sale on an “un-priced” basis. We will be conducting tours of the property in the coming weeks with a “call-for-offers” to follow.

INVESTMENT HIGHLIGHTS

DEVELOPMENT OPPORTUNITY:
VC3 ZONING – 4.5+ STORIES ALLOWED

TRANSIT ORIENTED – DIRECTLY ON THE
NEWTONVILLE MBTA STATION

AMENITY RICH AREA

IN-PLACE CASH FLOW

STRONG IN-PLACE TENANCY

HIGH VISIBILITY

LOCATED IN THE PATH OF PROGRESS

HIGH TRAFFIC COUNT



PROPERTY DETAILS

±14,485 SF RETAIL ASSET WITH MULTI-FAMILY DEVELOPMENT POTENTIAL

Address	823-833 Washington Street, Newton, MA
Property Size	14,485 SF
Parcel Size	10,735 SF
Allowed FAR	4.5+ Stories
Tenants	7
Lease Type	NNN





823-833 WASHINGTON STREET

NEWTON, MA

CAPITAL MARKETS

JASON S. WEISSMAN

Founder & Senior Partner
617.850.9608

jweissman@bradvisors.com

NICHOLAS M. HERZ

Managing Director & Partner
617.850.9624

nherz@bradvisors.com

KEVIN BENZINGER

Managing Director
617.850.9647

kbenzinger@bradvisors.com

DANIEL ALPER

Associate
617.768.7333

dalper@bradvisors.com

CHRIS HATEM

Associate
781.690.4037

chatem@bradvisors.com

FINANCING

JONATHAN SCHNEIDER

Managing Director
617.285.2245

jschneider@bradvisors.com

RETAIL

WHITNEY GALLIVAN

Senior Managing Director & Partner
617.850.9612

wgallivan@bradvisors.com

JOE WAGNER

Managing Director
617.850.9675

jwagner@bradvisors.com

HARRISON DEMERITT

Associate Director
617.223.1486

hdemeritt@bradvisors.com

GUS HOFFMANN

Senior Associate
617.448.5055

ahoffmann@bradvisors.com

LUKE SWEENEY

Associate
401.601.1145

lsweeney@bradvisors.com



136 Newbury Street | Boston, MA | 617.375.7900 | BRAdvisors.com

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