

FOR SALE

Arlington, MA



393-395
Massachusetts Ave



Executive Summary

CastleArch Property Advisors is pleased to present a rare opportunity to acquire the iconic "Wayside Inn" at 393–395 Massachusetts Ave. in the Broadway Historic District of Arlington, MA. Built pre-1750 and listed on the National Register of Historic Places, this beautifully preserved and diligently updated landmark is the only remaining half-house of its Georgian-era style in Arlington. Long believed to have served as a stagecoach stop, and containing a fresh-water well in the basement, the property retains its historic charm while offering exceptional modern versatility.

Ideally situated just steps from Arlington Center's boutiques, restaurants, and coffee shops, and within easy reach of the Minuteman Bike Trail, MBTA bus routes, Spy Pond, and the Cambridge line, this amenity-rich location provides unmatched convenience for both business and residential use.

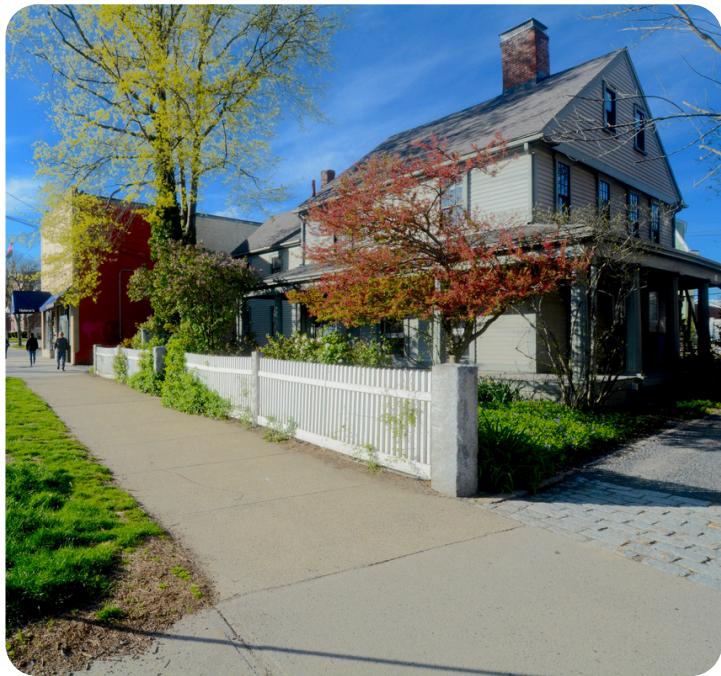
The 6,372 SF building features a classic clapboard exterior with an intact historic façade and offers eight (8) office suites in total. The main level includes flexible commercial or office space well suited for studio or professional use, while the upper floors feature additional office suites and a one-bedroom apartment. With excellent street visibility, off-street parking, and proximity to transit and neighborhood amenities, the property accommodates a wide range of investment or end-user possibilities.

Whether you're looking to invest, establish a business, or create a one-of-a-kind space within a historic setting, 393–395 Massachusetts Ave. delivers timeless character, a prime location, and remarkable flexibility.

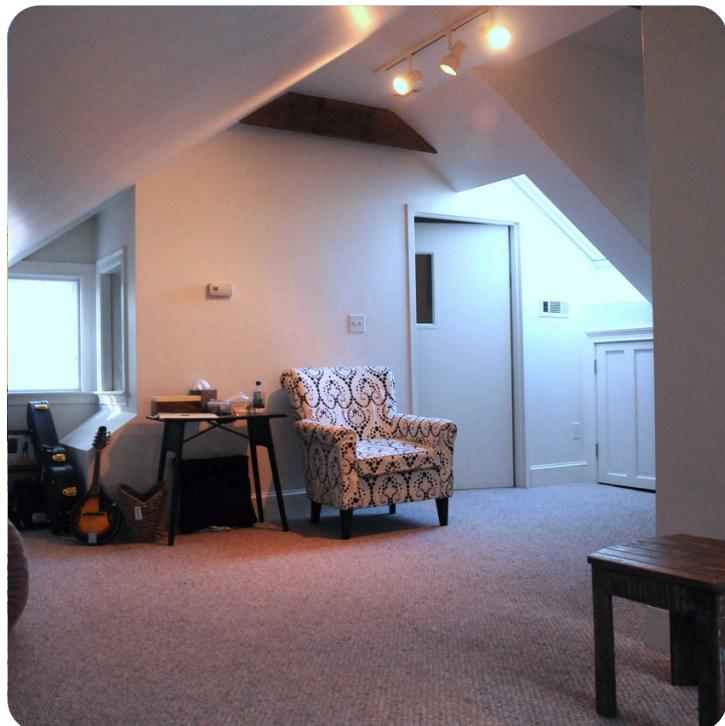
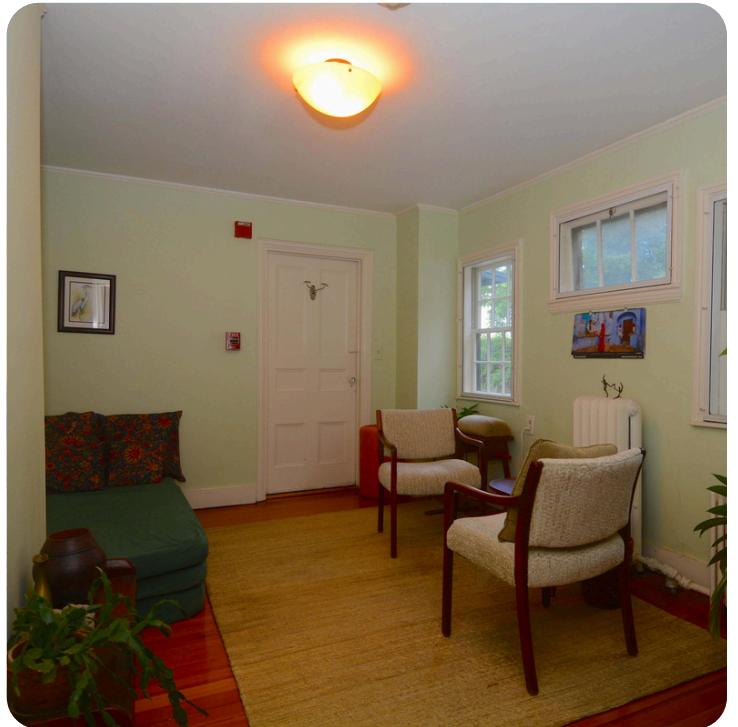
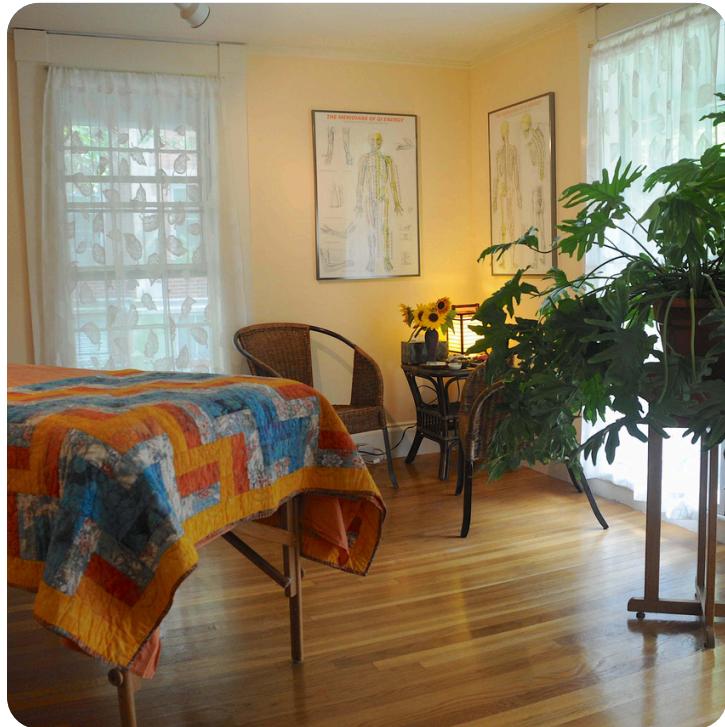
Investment Highlights

- ▶ Fully occupied with many long-term tenants
- ▶ Well-maintained property
- ▶ Adjacent to MBTA bus routes and the Minuteman Bike Trail
- ▶ Off-street parking for seven vehicles
- ▶ Flexible commercial, office, and residential units
- ▶ High-visibility location

Photos



Photos



Specifications

Pricing Information

Price	\$1,950,000
Price per SF	\$306
Pro Forma NOI	\$124,651

Property Details

Number of Tenant Spaces	9 (8 Office, 1 Residential)
Parking	7 Spaces
Number of Bathrooms	4 (3 half, 1 full)
Lot Size	8,555 SF
Year Built	Pre-1750
Zoning	B3 - Village Business
Gross Building Area	6,372 SF
Type of Buildings	Mixed Use (Office & Residential)
Exterior	Clapboard
Roof	Asphalt Shingle
Foundation	Stone & Brick
Electricity	120/220 V
HVAC	FHW & FHA (Gas)
Water & Sewer	Municipal

Financials

Stabilized Pro Forma

Total Square Footage = 6,372

INCOME	Annual	Assumption/Notes
Office Income	\$134,400	<i>Estimated market rent</i>
Residential Income	\$33,600	<i>Estimated market rent</i>
Potential Gross Income	\$168,000	
OPERATING EXPENSES		
Real Estate Taxes	\$13,538	FY 2025
Insurance	\$7,423	<i>Owner provided</i>
Utilities (Electric/Gas)	\$7,448	<i>Owner provided</i>
Water & Sewer	\$1,462	<i>Owner provided</i>
Fire Safety System	\$3,728	<i>Owner provided</i>
Snow Removal	\$1,350	<i>Owner provided</i>
Repairs & Maintenance	\$8,400	<i>Estimated at 5.0%</i>
Total Operating Expenses	\$43,349	
NET OPERATING INCOME	\$124,651	

Tenant Use Type

Suite	Floor	Tenant	Use Type	Current Rent (Mo.)	Potential Market Rent	Lease Expiration
393-1F	1	Acupuncturist	Medical/Office	\$948.52	\$1,000	5/31/28
393-1M	1	Therapist	Medical/Office	\$948.52	\$1,000	5/31/28
393-1R	1	Therapist	Medical/Office	\$948.52	\$1,000	8/31/26
393-2F	2	Massage Therapist	Medical/Office	\$948.52	\$1,000	5/31/26
393-2M	2	Therapist	Medical/Office	\$948.52	\$1,000	5/31/27
393-2R	2	Massage Therapist	Medical/Office	\$920.00	\$1,000	8/31/27
393-3	3	Therapist	Medical/Office	\$907.28	\$1,200	5/31/26
395-1	1	Therapist	Medical/Office	\$3,876.56	\$4,000	5/31/26
395-2	2	On MKT for Lease	Residential	\$0.00	\$2,800	N/A

CastleArch Property Advisors has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources believed to be reliable; however, CastleArch makes no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses, or other property-specific details are approximate. Any opinions, assumptions, or estimates contained herein are projections only, provided for illustrative purposes, and may be based on criteria different from those used by a buyer. Buyers should conduct their own independent investigation and rely on their findings. All information is subject to change.

Location Overview

Arlington, MA



Arlington, Massachusetts is a highly desirable community located just six miles northwest of Boston. With a population of approximately 46,000, Arlington combines strong suburban appeal with exceptional regional connectivity and a vibrant commercial core anchored by Massachusetts Avenue—home to diverse retail, dining, and local businesses.

Known for its educated and affluent population, Arlington maintains a median household income of roughly \$130,000, supported by a professional workforce employed across technology, healthcare, education, research, and other knowledge-based industries. Its proximity to Cambridge, Somerville, and Boston makes it a strategic home base for commuters and companies alike.

Massachusetts Avenue is Arlington's primary commercial corridor. It offers consistent foot traffic, dense surrounding residential neighborhoods, and easy access to public transit, including multiple MBTA bus routes that connect directly to the Red Line. The Minuteman Commuter Bikeway, Spy Pond, and a variety of local amenities further reinforce Arlington's strong quality of life.

Arlington's blend of stability, walkability, demand, and high-income demographics positions it as one of Greater Boston's premier markets for both retail and mixed-use investment. Its engaged community, historic charm, and robust economic fundamentals continue to support long-term value and sustained commercial activity.

Population

	1 Mile	3 Miles	5 Miles
2020 Population	29,620	231,642	640,091
2024 Population	27,865	221,800	620,069
2029 Population Projection	27,237	217,611	607,905
Annual Growth 2020-2024	-1.50%	-1.10%	-0.80%
Annual Growth 2024-2029	-0.50%	-0.40%	-0.40%
Median Age	42	38	36

Households

	1 Mile	3 Miles	5 Miles
2020 Households	13,272	94,582	262,496
2024 Households	12,440	90,267	254,421
2029 Household Projection	12,144	88,425	249,137
Annual Growth 2020-2024	-0.70%	-0.30%	0.10%
Annual Growth 2024-2029	-0.50%	-0.40%	-0.40%
Owner Occupied Households	5,856	44,314	104,421
Renter Occupied Households	6,288	44,111	144,716

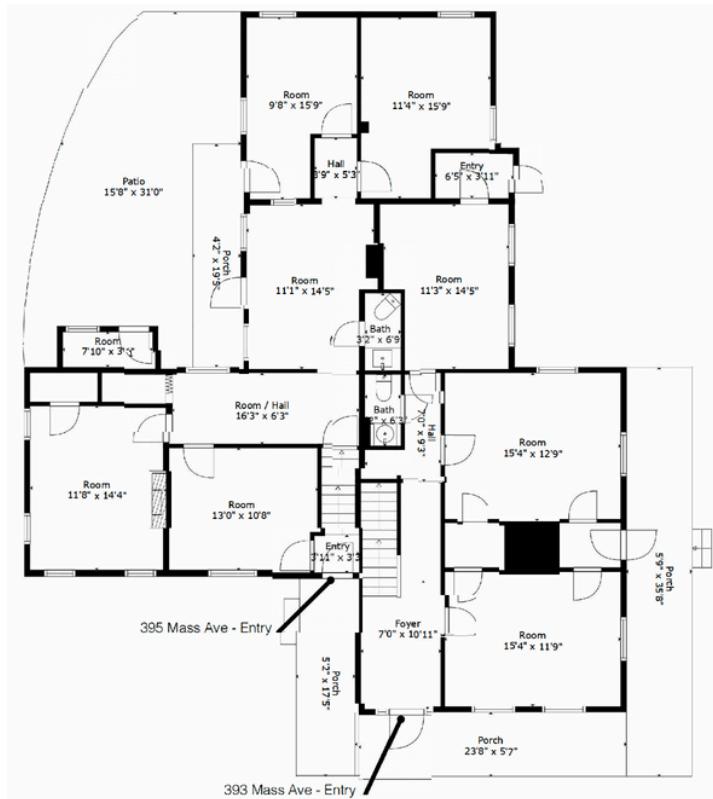
Income

	1 Mile	3 Miles	5 Miles
Average Household Income	\$143,212	\$157,684	\$139,588
Median Household Income	\$113,014	\$129,085	\$110,037

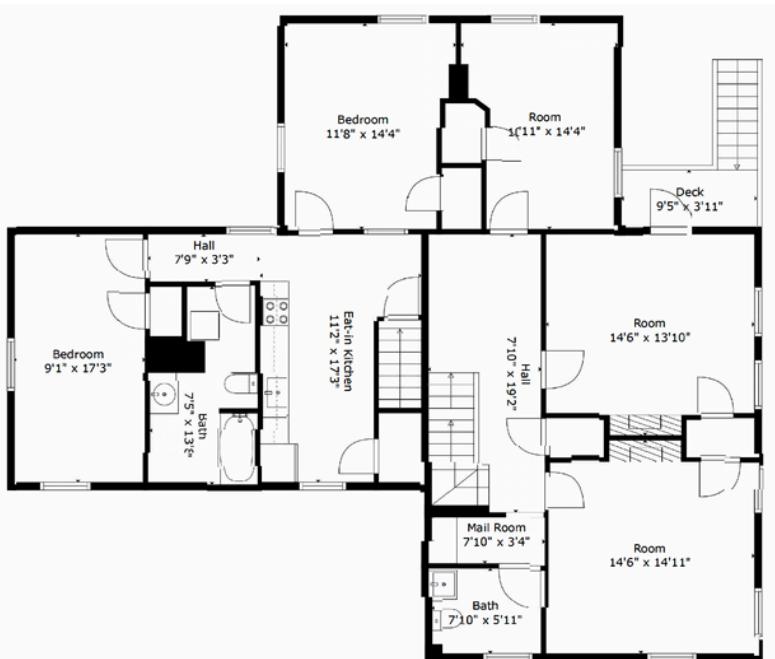
Source: CoStar Real Estate Data

Site Plan

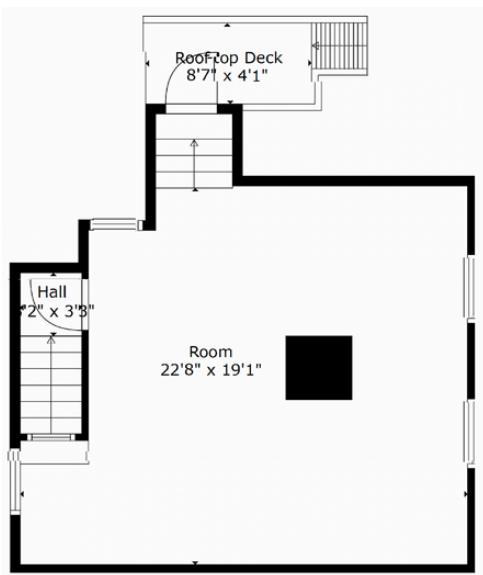
1st Floor



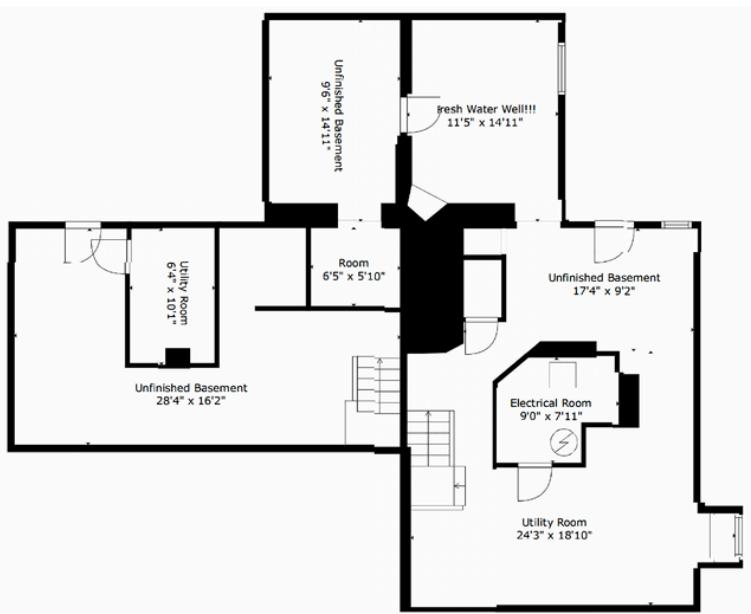
2nd Floor



3rd Floor



Basement



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Location/Amenities

Massachusetts Ave. Amenities

Robbins Library

Minuteman Commuter Bikeway

Spy Pond

393-395 Mass. Ave.

Capitol Theatre

MBTA Bus Routes 77 & 79
Steps from property

MBTA Alewife Station
2 miles from property

Route 2
1.5 miles from property

CAFFÈ NERO

Tatte BAKERY & CAFÉ

KicksTaND Cafe

DUNKIN'

NODDLE MARKET

LIVFIT arlington

EMPOWERED FITNESS

WHOLE FOODS MARKET

La Victoria TAQUERIA MEXICAN STREET FOOD

Umi Sushi

Walgreens

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