

COVERED LAND REDEVELOPMENT OPPORTUNITY

# 930 MASSACHUSETTS AVENUE

930 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139

Michael Hartwick

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**GIBSON**  
*Commercial*

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## Property Description

930 Massachusetts Avenue offers a rare infill opportunity along one of Cambridge's most established mixed-use corridors, positioned between Harvard Square, Central Square, MIT, and the surrounding Mid-Cambridge residential and commercial neighborhoods. The property consists of a boutique general office building situated on a 3,070 SF parcel with frontage on Massachusetts Avenue. The existing improvements include approximately 3,312 SF of living/usable area and approximately 4,332 SF of gross building area, inclusive of finished basement and finished upper-level/attic areas.

The asset provides immediate flexibility for continued boutique office use, owner-user occupancy, interim income, or repositioning while a purchaser evaluates longer-term residential or mixed-use redevelopment strategies. Its Massachusetts Avenue frontage, compact urban lot size, and surrounding context of larger residential and mixed-use buildings create a compelling basis for a development-oriented buyer to study a higher-density residential program, particularly under Cambridge's policy-driven affordable housing framework.

## Zoning & Density Potential

- **Base Zoning:** Residence C-2B
- **Lot Area:** ±3,070 SF
- **Base C-2B FAR:** 1.75 FAR / ±5,373 GSF
- **Redevelopment Thesis:** Higher-density residential potential through special permit relief, dimensional relief, AHO provisions, or other applicable Cambridge zoning mechanisms.

930 Massachusetts Avenue offers a rare Massachusetts Avenue infill redevelopment opportunity with a conservative C-2B base zoning condition and meaningful upside for residential density. Developers may study multiple density scenarios, including FAR 3.5 to FAR 5.0.

Cambridge's Affordable Housing Overlay framework may provide a pathway for enhanced density on qualifying Massachusetts Avenue corridor sites, including relief from maximum FAR limitations for qualifying AHO projects.

\*Prospective purchasers should conduct independent zoning, architectural, legal, and permitting due diligence to confirm the achievable development program.

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## Unlocking The Assemblage Opportunity

930 Massachusetts Avenue offers immediate standalone redevelopment potential, with additional upside through a broader multi-parcel assemblage strategy. Combining adjacent parcels could create a more efficient development site with expanded Massachusetts Avenue frontage, improved massing flexibility, stronger floor plate efficiency, and the potential to support a larger residential program.

## Property Highlights

- Prime Massachusetts Avenue Location with Strategic Redevelopment Optionality – Harvard Square–Central Square corridor. C-2B zoning permits residential
- Strong Fundamentals in Supply-Constrained Cambridge Market – Housing shortage, limited inventory, institutional demand, clear regulatory path

## Offering Summary

Sale Price:	N/A
Lease Rate:	Negotiable
Available SF:	
Lot Size:	3,070 SF
Building Size:	4,332 SF
NOI:	\$151,569.00
Cap Rate:	4.04%

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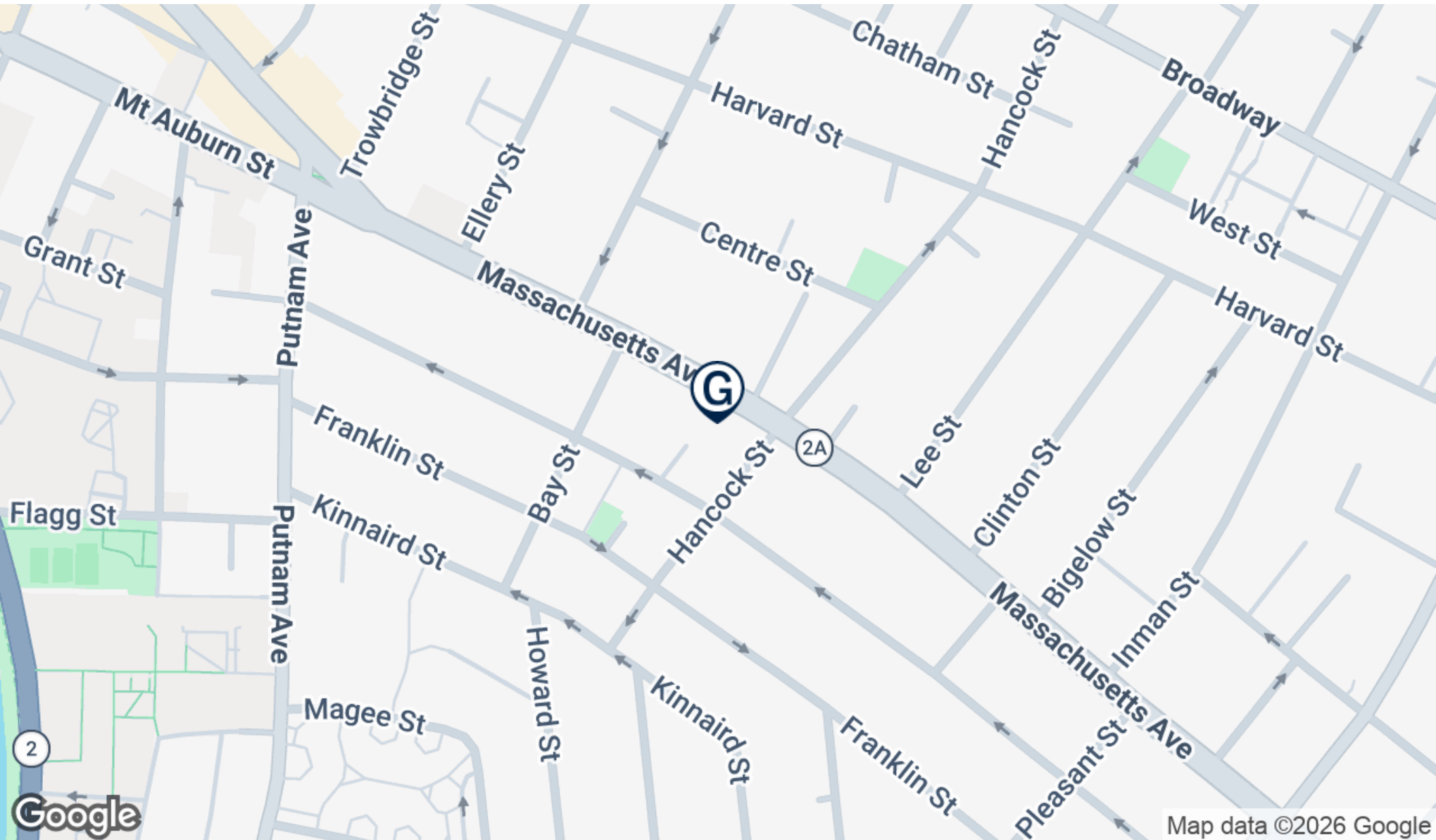
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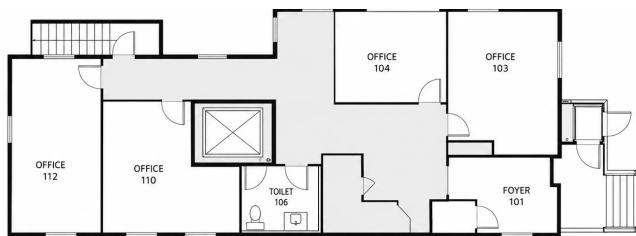
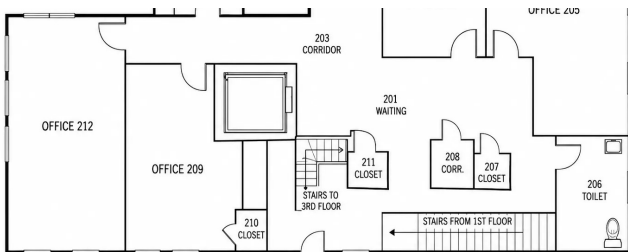
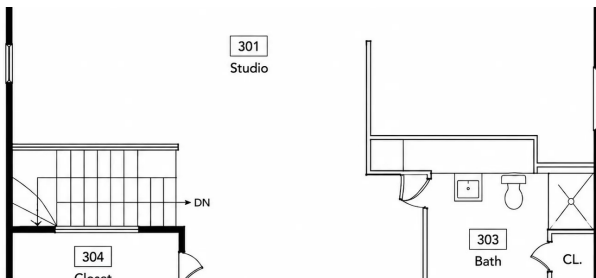
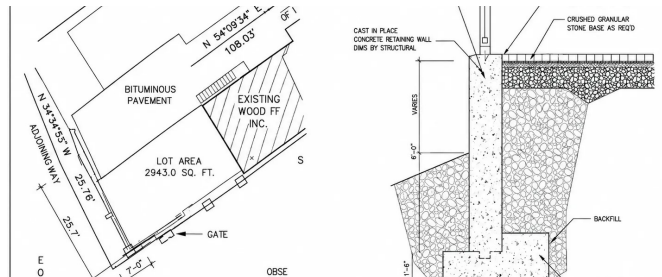
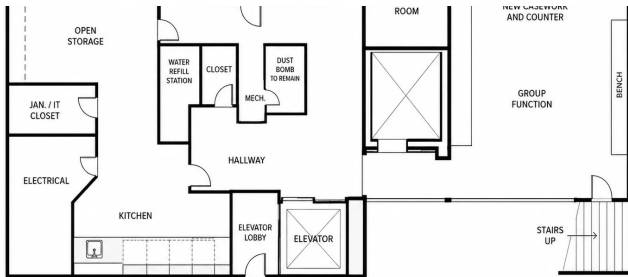
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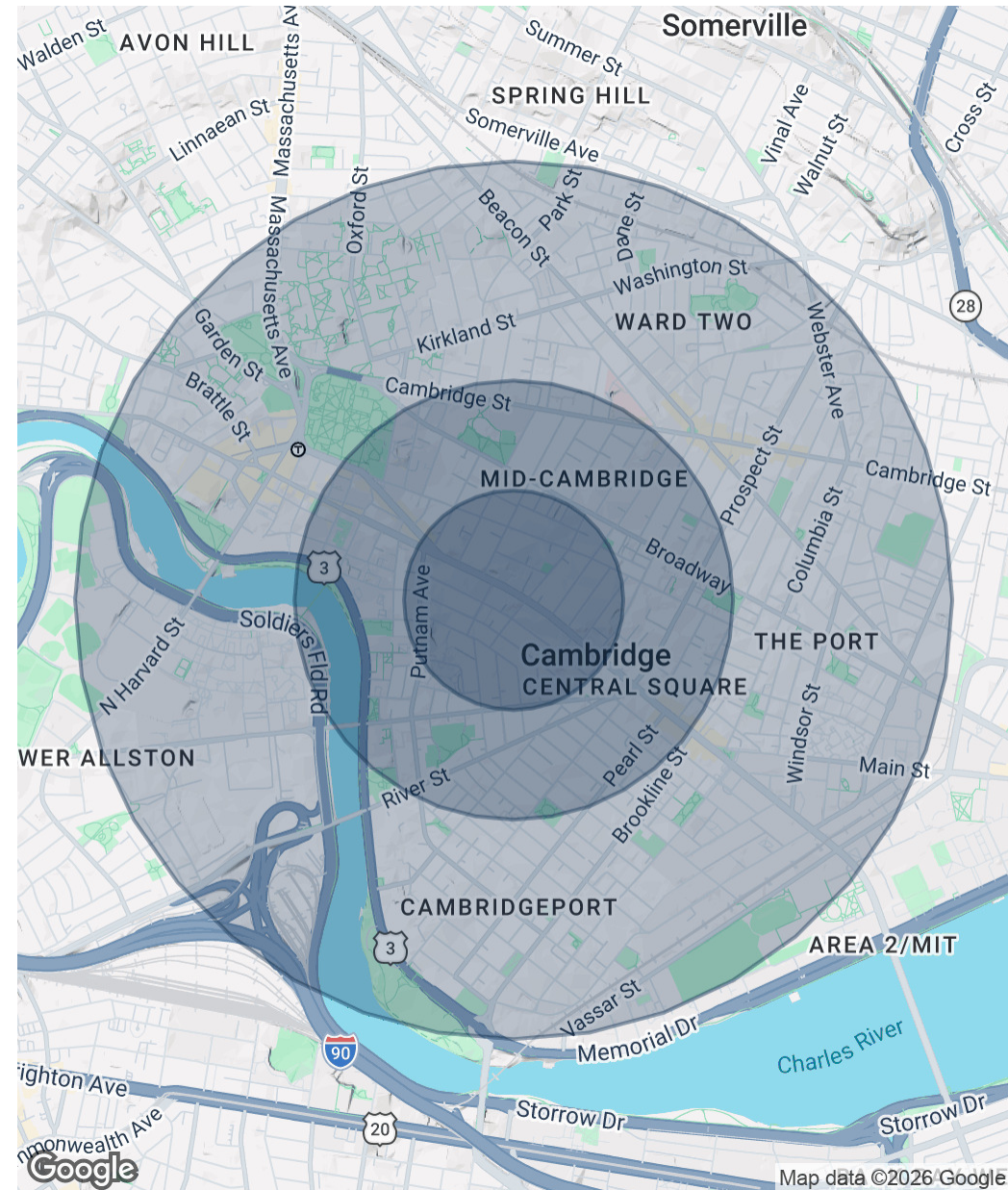
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	7,619	24,587	67,802
Average Age	32.3	31.6	30.8
Average Age (Male)	33.1	31.1	30.5
Average Age (Female)	32.0	32.7	31.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	4,035	10,876	27,872
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$154,949	\$161,991	\$165,260
Average House Value	\$1,012,444	\$1,054,516	\$1,069,360

2023 American Community Survey (ACS)



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Condo Sale						
3.5 FAR Model						
Property	Bldg SF	Avg Bldg SF/Unit	Avg Sold Condo \$/SF	Condo Sale Price	Units	Total Sellout
930 Mass Ave	10,745	1238	\$977.65	\$1,210,327.73	9	\$10,504,823.46
Total:	10,745	1238	\$977.65	\$1,210,327.73	9	\$10,504,823.46
4.0 FAR Model						
Property	Bldg SF	Avg Bldg SF/Unit	Avg Sold Condo \$/SF	Condo Sale Price	Units	Total Sellout
930 Mass Ave	12,280	1238	\$977.65	\$1,210,330.70	10	\$12,005,542.00
Total:	12,280	1238	\$977.65	\$1,210,330.70	10	\$12,005,542.00
5.0 FAR Model						
Property	Bldg SF	Avg Bldg SF/Unit	Avg Sold Condo \$/SF	Condo Sale Price	Units	Total Sellout
930 Mass Ave	15,350	1238	\$977.65	\$1,210,330.70	12	\$15,006,927.50
Total:	15,350	1238	\$977.65	\$1,210,330.70	12	\$15,006,927.50



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