

62 ALFORD ST

CHARLESTOWN, MA



Opportunity Overview

ABG Commercial is pleased to present 62 Alford St, Charlestown MA for sale. This exceptional industrial building offers approximately 25,000 square feet of usable space on a 14,700 square foot parcel of land and has served as a manufacturing facility for leather softening products for over a century. With industrial grade utility service, steam boiler heating, and two loading docks for deliveries, it is fully equipped for industrial operations. The property's grandfathered industrial zoning, along with recently upgraded overlay zoning for redevelopment, adds to its allure. Located at the Sullivan Square rotary of Charlestown, it offers convenient access to Boston, interstate routes (rte 93, rt 1 Tobin Bridge, rte 99 Everett), and the MBTA Sullivan Sq Orange Line train and bus station.

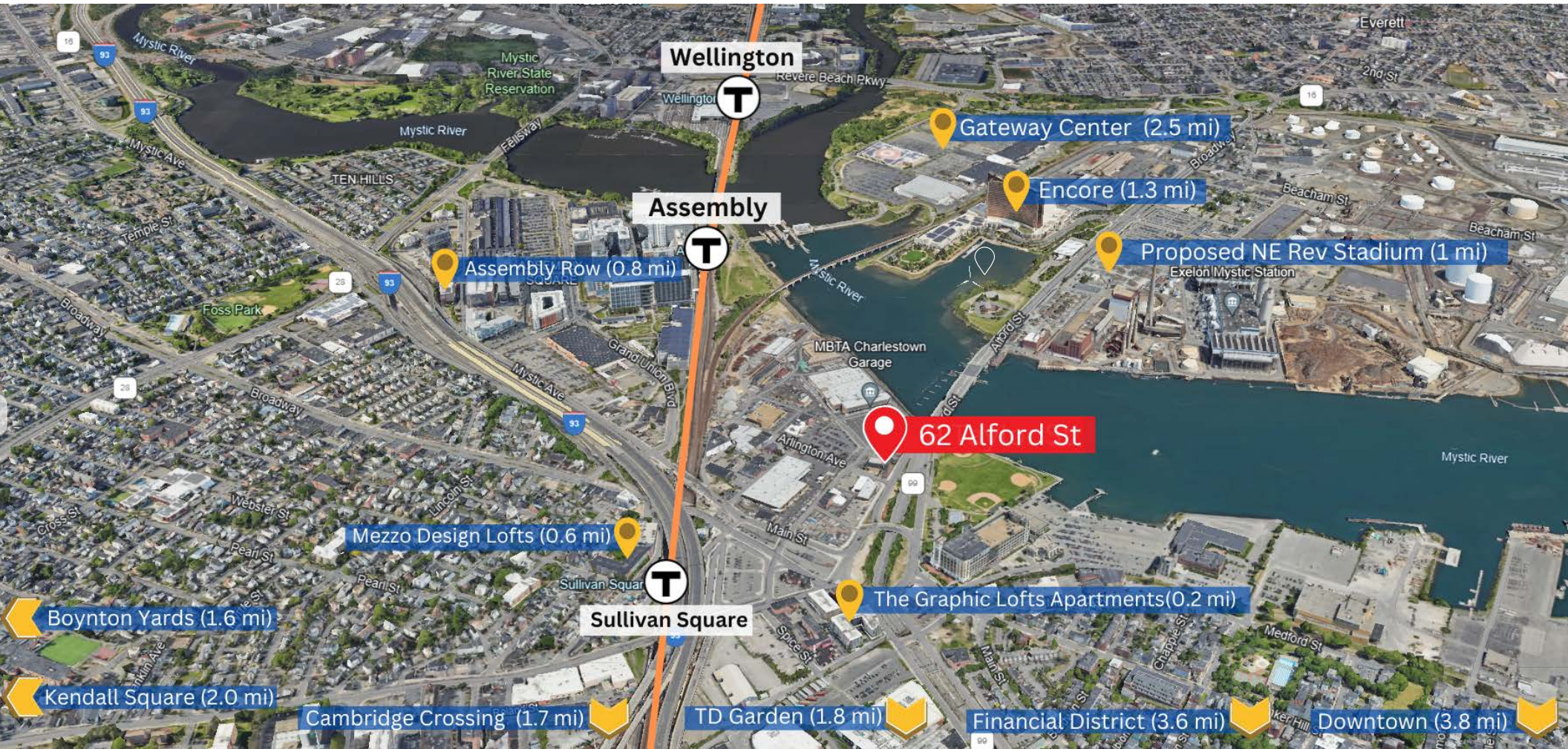
The property's strategic location amidst new developments such as Encore Casino, Hood Park mixed use/life science development, Berkeley Development's The Graphic Lofts, and several recently approved projects creates exciting potential for redevelopment. This prime property is poised for significant growth and presents a compelling investment opportunity in the heart of Charlestown.



HIGHLIGHTS

- Great location on MBTA Orange line
- Access to rte 93, rte 1, rte 99 Everett
- Close proximity to high growth development area
- Opportunity for industrial end user
- 24 foot clear height in warehouse area

AREA OVERVIEW



BOSTON MARKET OVERVIEW

Boston's commercial real estate market continues to thrive, bolstered by the city's strong and diverse economy. As a major economic hub, Boston benefits from a concentration of industries such as finance, technology, healthcare, education, and biotechnology. These sectors not only drive demand for commercial spaces but also attract a young, educated workforce that fuels the growth of both residential and retail markets. The city's renowned institutions, including universities and hospitals, further contribute to its economic vitality, making Boston a magnet for investment and development.

The market's dynamics are evident in various neighborhoods, each contributing uniquely to the city's overall growth. Charlestown, for example, has seen a resurgence in recent years, balancing its rich historical roots with the influx of new developments that cater to the evolving needs of the city's residents. Its proximity to downtown Boston and the waterfront makes it a sought-after area for both residential and commercial projects, reflecting the broader trends of urban revitalization seen across the city.

As Boston continues to grow, the demand for well-located properties remains strong, particularly in neighborhoods that offer a mix of historical character and modern amenities. Investors and developers are drawn to areas like Charlestown, where the potential for growth and transformation aligns with the city's ongoing expansion. Despite challenges such as rising construction costs and regulatory hurdles, Boston's overall market outlook remains positive, driven by its solid economic foundation and continued appeal to both businesses and residents.



CONTACT INFORMATION



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