

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

COMMONWEALTH  
REAL ESTATE

COMMERCIAL

**FOR SALE**

\$2,425,000  
6,000 SF



**109 Nichols Avenue | Watertown, MA 02472**



## OVERVIEW

Discover a prime investment opportunity with approximately 130k of NOI.

This fully-rented, mixed-use property is situated in a highly desirable location. The property features two expansive residential units and four profitable commercial spaces, offering a diverse income stream.

**Residential Units:** Located on the second floor, the residential area encompasses over 2,500 SF, including a spacious 3-BR, 2-BA home with an open floor plan. Modern kitchen with updated appliances and quality finishes throughout. In-unit laundry, central AC, and a private entrance enhance comfort and convenience.

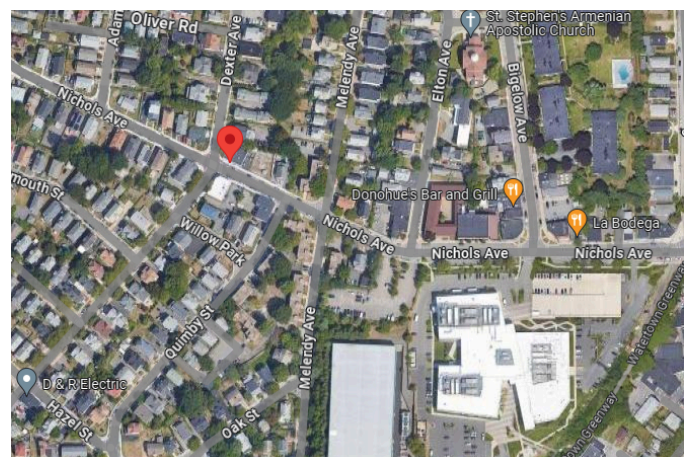
**Commercial Space:** Over 3,500 SF of well-maintained commercial space on the ground floor. Currently occupied by four thriving businesses, including a well-stocked grocery store and a popular restaurant. The grocery store serves exceptional food and is a staple in the community. The restaurant, known for its high traffic and delicious menu, attracts a steady stream of customers.

## AMENITIES

Six dedicated parking spaces for residential use. Recent updates and upgrades ensure a well-maintained property. Potential for increased income through leasing opportunities for both residential and commercial units. This property offers a perfect balance of residential and commercial benefits, making it a versatile and valuable addition to any portfolio. Seize the opportunity to make this next investment property.

## LOCATION

Located in a high traffic area, close to professional medical buildings, Arsenal Yards and the expanding redevelopment of Watertown.







## FEATURES:

- Price: \$2,425,000
- Year Built: 1921
- Property Type: Retail & Res
- Lot Size: 5,445 Sq Ft





Berkshire Hathaway HomeServices Commonwealth Real Estate

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161 Mt. Auburn St. Watertown, MA 02472

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