

AUTOMOBILE DEALERSHIP PROPERTY:

340 Providence Highway | Westwood, MA

OFFERING MEMORANDUM

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Automobile Dealership Property:

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	340 Providence Highway Westwood MA 02090
BUILDING SF	5,360 SF
LAND ACRES	.75
YEAR BUILT	1984
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	Unpriced
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- A unique opportunity to own a building leased as an automobile dealership along the Auto Mile! Initially to be purchased as an investment and then potential owner occupancy!

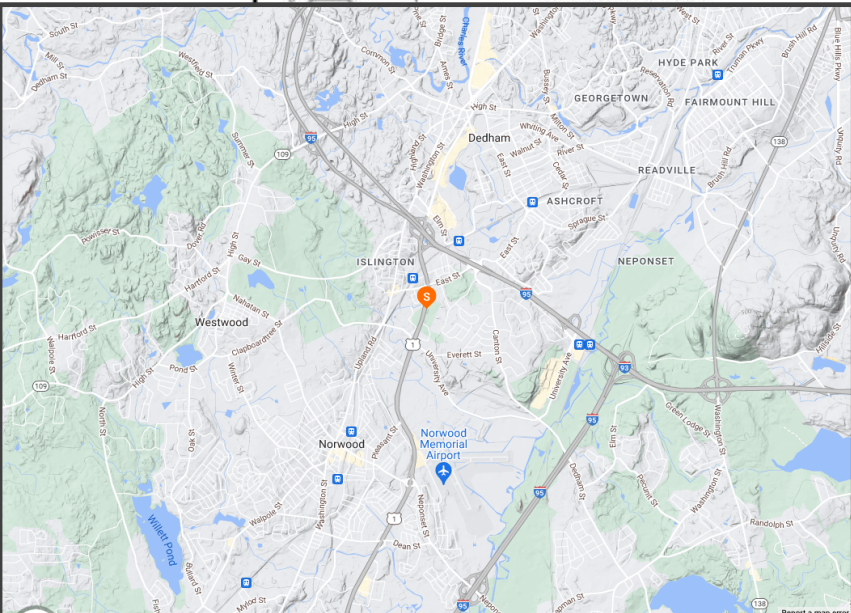
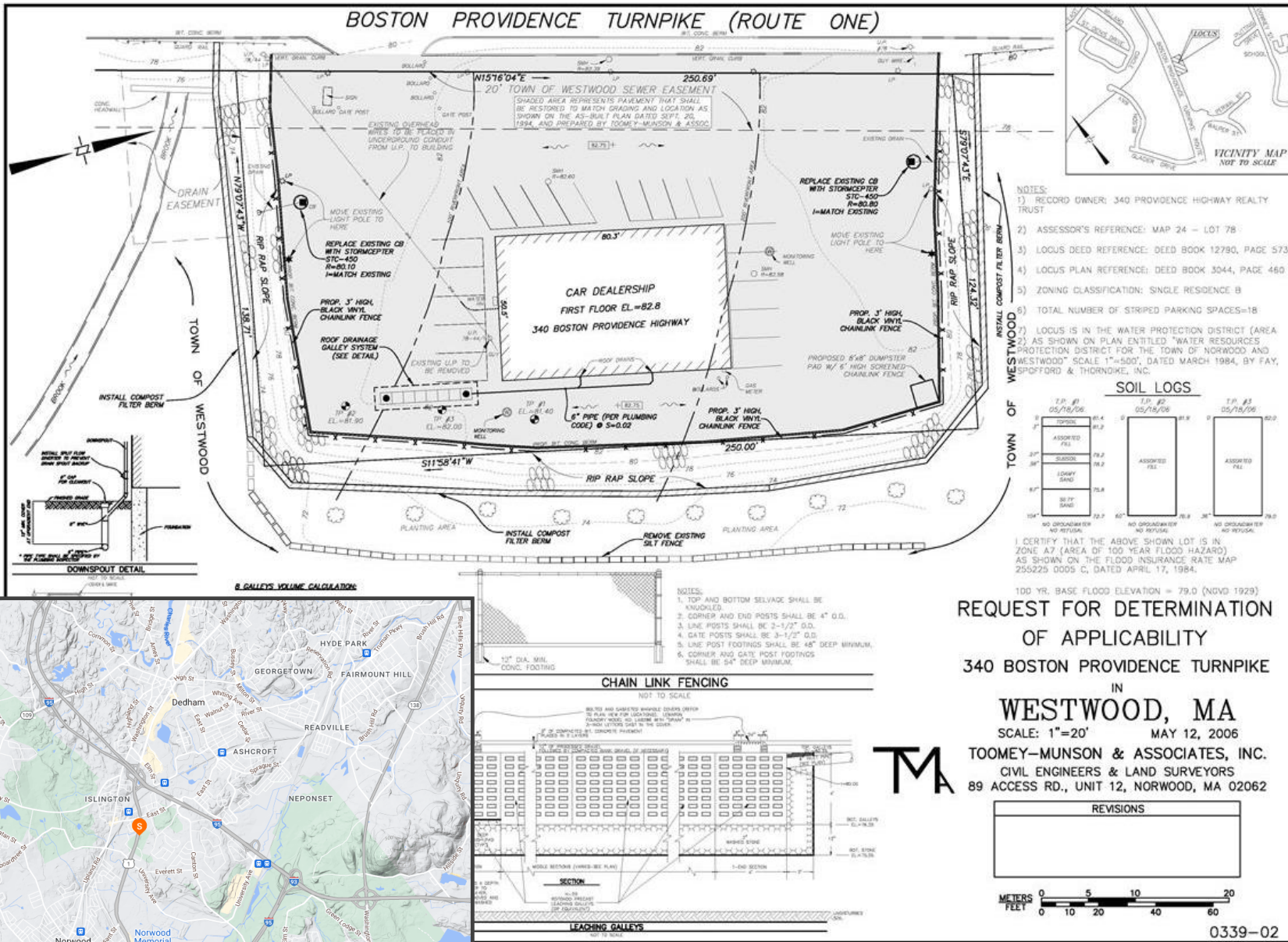
Located on Route 1 less than 1 mile from Route 128/95 this site is convenient from all points in the Greater Boston area. Being located on Route 1 and less than 2 miles from Westwood Station this property enjoys close proximity to hotels, fitness centers, restaurants and the commuter rail station.



AUTOMOBILE DEALERSHIP PROPERTY:

02 Location

Location Summary



**REQUEST FOR DETERMINATION
 OF APPLICABILITY**
340 BOSTON PROVIDENCE TURNPIKE
 IN
WESTWOOD, MA
 SCALE: 1"=20' MAY 12, 2006
TOOMEY-MUNSON & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 89 ACCESS RD., UNIT 12, NORWOOD, MA 02062

AUTOMOBILE DEALERSHIP PROPERTY:

03 Property Description

Property Features

03

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	5,360
LAND ACRES	.75
YEAR BUILT	1984
YEAR RENOVATED	2023
ZONING TYPE	RB
NUMBER OF STORIES	2

LEASABLE AREA

FIRST FLOOR	4,000 SF
SECOND FLOOR	1,360 SF

CONSTRUCTION

FRAMING	Steel
EXTERIOR	Concrete Block
ROOF	Flat

TENANT INFORMATION

MAJOR TENANT/S	Aston Martin
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04 Rent Roll

Lease Summary - Aston Martin Boston

340 Providence Highway
Westwood, Massachusetts

LEASE SUMMARY

Tenant:	Aston Martin Boston
Building Area:	5,360 square feet
Land Area:	.75 Acres
Use:	Auto Sales and Leasing
Rent per Square Foot:	N/A – land lease
Annual Rent:	Year 1: (8/1/23-12/31/23) Free Rent Year 1: (1/1/24-7/31/24) \$180,000 Year 2: \$183,000 Year 3: \$186,000 Year 4: \$189,000 Year 5: \$192,000
Operating Expense Base:	Triple Net
Lease Term:	5 Years
Lease Commencement:	August 1, 2023
Lease Expiration:	July 31, 2028
Option Period:	Option 1 (5 Year): \$204,600 Option 2 (5 Year): \$225,060 Option 3 (5 Year): \$247,566