

300

MARKET STREET BRIGHTON, MA

TRB Realty
Certified Commercial Investment Brokerage



OFFERING MEMORANDUM

300 Market Street

OFFERING CONDITIONS

CONFIDENTIALITY MEMORANDUM

This is a confidential memorandum intended solely for your own use in considering whether to pursue negotiations to acquire the subject property in Brighton, Massachusetts located at 3 Mapleton Street a/k/a 300 Market Street ("Property") from Bletzer Conrad J Jr. ("Owner"). It is not intended to be an offer or contract for the sale of the subject property. This confidential offering memorandum contains brief selected information pertaining to the Property and has been prepared by TRB & Associates, Inc., d/b/a TRB Realty as the Exclusive Listing Agent ("Broker") for the Property, from information supplied by the Owner and/or obtained from the public domain and sources deemed reliable. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire or deem relevant in determining whether to pursue negotiations to acquire the Property. Neither the Owner, nor Broker, nor any of their respective owners, directors, employees, representatives, or agents make any representation or warranty expressed or implied as to the accuracy or completeness of this confidential memorandum, or any other, or any of its contents and no legal liability is assumed or to be implied with respect thereto. The Owner reserves the right to withdraw the Property from the market or change the terms of the offering at any time, and will have no legal obligation unless and until written agreements have been approved and executed by all parties involved in the purchase of the Property. This Document is provided subject to errors, omissions, prior sale, change of price or terms, and other changes in the information and is subject to modification or withdrawal without notice. The contents herein are confidential and are not to be reproduced or distributed to another party without prior written consent of Broker.



3 EXECUTIVE SUMMARY

300 MARKET STREET

(also known as 3 Mapleton Street), Brighton, MA 02135, presents a rare opportunity to acquire a well-established professional office property with a long history of community and commercial use. Originally built as a residence, the property later served as a funeral home before transitioning to professional office use more than 50 years ago. Today, the building remains actively utilized as an office and offers a proven setting for professional occupancy.

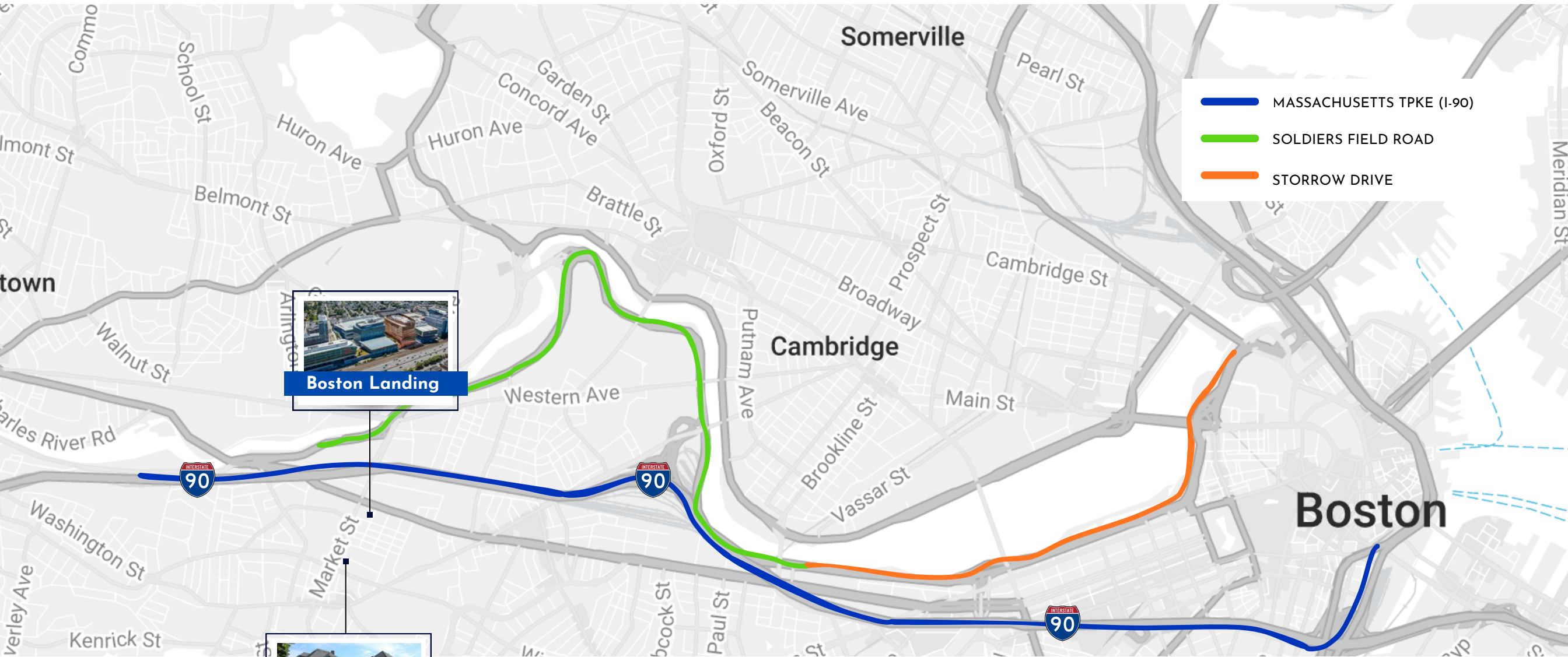
With a listed price of \$2,495,000, the offering appeals to professional users seeking the opportunity to own their own building in an established owner-occupant location, as well as investors and developers recognizing meaningful upside for the right strategy. The surrounding area's continued reinvestment and redevelopment momentum point to strong multifamily potential in the broader neighborhood context, including the possibility of redevelopment and new construction as demand for modern housing continues to grow.

TRB Realty, as exclusive agent, is pleased to present the opportunity to acquire this versatile property with development potential, whether you are looking to establish or expand a professional office today or position the site for future growth.

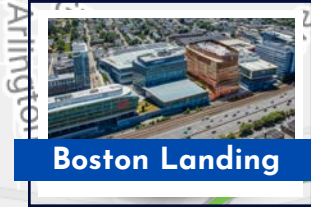
4 PROPERTY IMAGES



5 AREA MAP



- MASSACHUSETTS TPKE (I-90)
- SOLDIERS FIELD ROAD
- STORROW DRIVE



Boston Landing



Subject Property ★



CLOSE PROXIMITY TO MAJOR TRANSPORTATION ROUTES

throughout Boston and the surrounding communities including Mass Turnpike, Storrow Drive, and Soldiers Field Road.

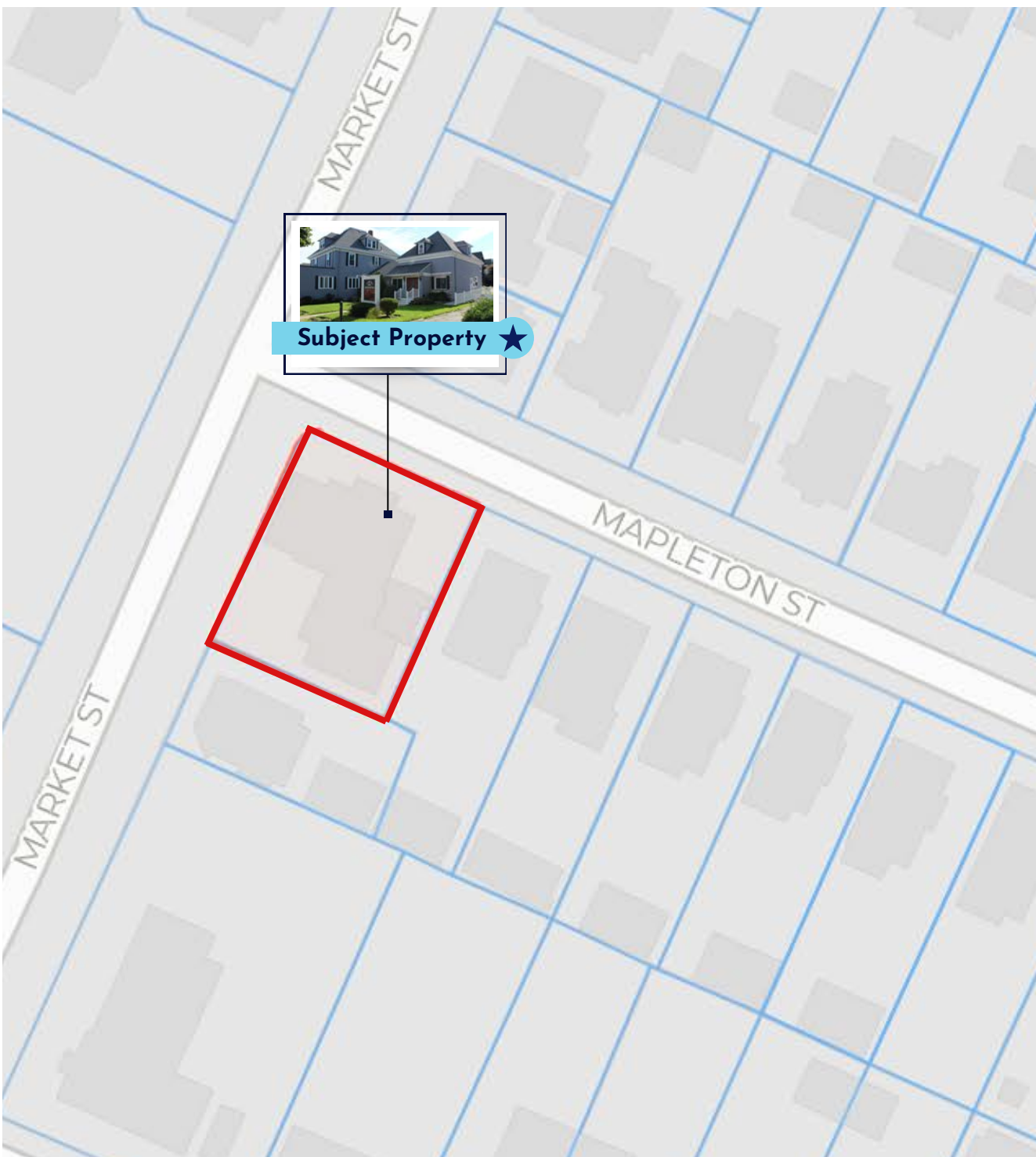


LOCATION OFFERS EASY ACCESS TO BOSTON LANDING

and its growing mix of office, retail, dining, fitness, and hospitality amenities.

6 PLOT PLAN

KEY PROPERTY FACTS INCLUDE: LAND USE/ZONING: C, LOT SIZE: 8,239 SF, AND LIVING AREA: 6,613 SF.





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