

165-167 | BROAD STREET HUDSON, MA

MIXED-USE PORTFOLIO ON ±2.5 ACRES | INVESTMENT OPPORTUNITY | REDEVELOPMENT POTENTIAL

The site outlines provided on this graphic are for illustrative purposes only and may not be to scale.



FOR SALE

NAI Parsons Commercial
Group Boston

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EXECUTIVE SUMMARY

165-167 Broad Street | Hudson, MA

NAI | Parsons Commercial Group | Boston is pleased to present the opportunity to purchase 165-167 Broad Street, Hudson, MA. This offering comprises a $\pm 4,500$ square foot restaurant, complete with a ± 900 square foot second-floor apartment, alongside an adjacent $\pm 2,600$ square foot single-family home situated on ± 2.5 acres of land.

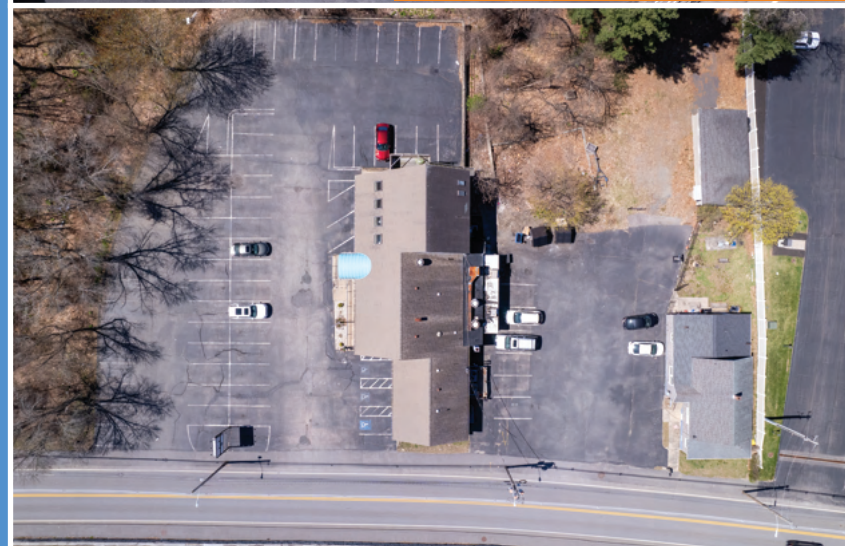
167 Broad Street consists of a $\pm 4,500$ square foot freestanding restaurant, leased long-term to Tequila's Mexican Cantina. The second floor includes a ± 900 square foot apartment, also fully leased. This property offers ample parking with over 65 spaces.

165 Broad Street features a $\pm 2,593$ square foot single-family residence with three bedrooms, two bathrooms, and a ± 700 square foot shed in the back lot.

Constructed in 1932 and situated in the commercial zoning district (C6), these properties boast ± 337 feet of frontage on Broad Street. They are strategically located one mile from downtown Hudson and less than a quarter mile from the 290 & 495 interchange.

With excellent demographics and promising future growth in the area, these properties offer a compelling investment opportunity poised for long-term success. There is also strong potential for redevelopment, given its commercial zoning and strategic positioning. With a combined Net Operating Income (NOI) of \$125,166, these properties are currently offered for \$2.6 million.

For further information or to schedule a tour, please contact Director - Brokerage, Alex Wood at awood@parsonscre.com or 508-271-9251.



INVESTMENT HIGHLIGHTS

165-167 Broad Street | Hudson, MA



STABLE INCOME GENERATION

With a combined Net Operating Income (NOI) of \$125,166, these properties offer investors a reliable stream of income from fully leased units, ensuring diversified revenue streams.



HIGHLY ACCESSIBLE

Located on Broad Street with favorable traffic counts, these properties enjoy excellent visibility and accessibility, enhancing their attractiveness to tenants and customers alike. Property is located one mile from the 495/290 interchange.



REDEVELOPMENT POTENTIAL

With 2.5-acres of land, commercial zoning (C6), and 337 feet of frontage, these properties present an appealing opportunity for potential redevelopment in the future.

Demographics

\$116,864
Average
Household Income
in Hudson

0.33%
Annual Population
Growth Rate in
Hudson

16,000
Total Population in
Hudson

253,435
Population Within
10 Miles

PROVEN LOCATION



2 Minute Drive - 2 Minute Drive

85

85

DOWNTOWN HUDSON, MA



165-167 BROAD STREET HUDSON, MA



DRIVE TIMES

I-290
2 Minute Drive

I-495
2 Minute Drive

Route 20
6 Minutes

I-90
10 Minutes

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