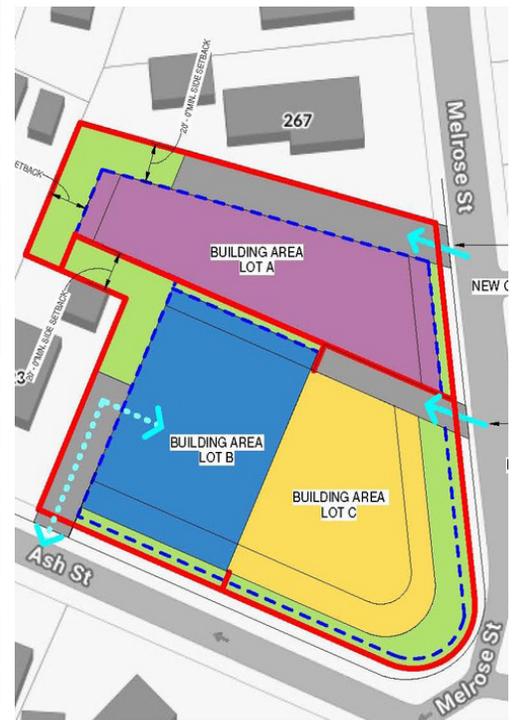


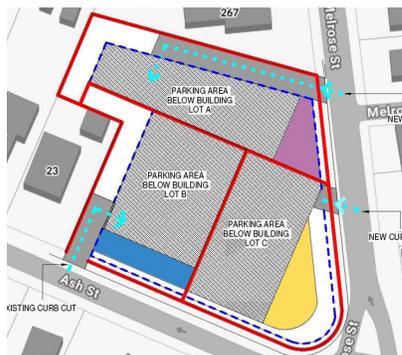
# 283 MELROSE STREET

Prime Village Center Development Site - Auburndale, Newton, MA

High-visibility corner location surrounded by village shops, library, dining, and neighborhood housing.



	LOT A	LOT B	LOT C
<b>ZONING DISTRICT</b>	VC2	VC2	VC2
<b>LOT SIZE</b>	±/ 14,200 sf	±/ 14,800 sf	±/ 14,700 sf
<b>BUILDING FOOTPRINT</b>	±/ 9,500 sf	±/ 10,000 sf	±/ 10,000 sf
<b>NUMBER OF STORIES</b>	3.5	3.5	3.5
<b>BUILDING GROSS AREA</b>	±/ 36,500	±/ 38,000	±/ 38,000



283 Melrose Street is a ±43,700 SF village-center site in the heart of Auburndale that was recently rezoned to VC2 under Newton's Village Center Overlay Districts. This new zoning is the key value driver: it opens the door to denser, walkable, mixed-use or multi-family development without the long special-permit path, provided the site is divided and designed to fit the VC2 dimensional rules. The property currently contains two existing structures in place that a buyer can remove, replace, or incorporate as part of a new plan. This is one of the few large VC2 sites in Newton's villages and an opportunity to deliver high-quality housing or mixed-use in a built-out neighborhood.

Offered at \$16,500,000



## Ward Shifman

Real Estate Sales & Development  
 Coldwell Banker Realty  
 27 Boylston St, Suite 310, Chestnut Hill, MA 02467  
**617-633-7703**  
 ward.shifman@cbrealty.com



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All information is from sources deemed reliable; it is presented for marketing only and is subject to change. Architect's three-lot concept is illustrative only and has not been approved by the City of Newton. Buyer to perform full due diligence with Newton Planning, ISD, and other authorities. Any future subdivision, curb cuts, parking layouts, building footprints, and unit counts are subject to City review, VCOD requirements, and public process. Existing buildings are being sold in "as is, where is" condition. Broker and owner make no representation or warranties regarding final approvability, density, or financial performance.

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## Property Facts

- Address: 283 Melrose Street, Newton (Auburndale village)
- Asking Price: \$16,500,000
- Lot Size: ±43,700 SF
- Zoning: VC2 – Village Center 2
- Frontage: Corner of Melrose St / Ash St / Melrose Ave
- Existing Improvements: Two partially built buildings on site (to be reimagined/redeveloped)
- Neighborhood: Steps to Auburndale Library, village businesses, coffee, dining, and Route 128/Mass Pike access
- Town/City: Newton, MA

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## Why the New VC2 Zoning Matters

Newton's VCOD rules for VC2 generally say:

- Lots 30,000 SF and larger → Special Permit (City Council).
- Lots 15,000–29,999 SF → Site Plan Review (Planning Board).  
That means a large 43,700 SF lot like this can be advantageously divided into smaller VC2 lots so that each new lot tracks the simpler Site Plan Review process, instead of a full special permit.

A local architect knowledgeable about the new VCOD districts has already tested a 3-lot concept that does exactly that. (See illustration on front.)

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## Illustrative 3-Lot Concept (Not Guaranteed)

**Concept only – buyer to verify.**

- Lot A: ±14,200 SF | Concept building footprint ±9,500 SF | Up to 3.5 stories
- Lot B: ±14,800 SF | Concept building footprint ±10,000 SF | Up to 3.5 stories
- Lot C: ±14,700 SF | Concept building footprint ±10,000 SF | Up to 3.5 stories
- Each building massing is drawn to VC2 dimensional standards (max footprint 10,000 SF; 3.5 stories; step-backs per roof type; village setbacks).
- Structured/under-building parking and new curb cuts shown on the architect's feasibility plans you provided.

**Key idea:** Keep each lot under 15,000 SF and each building footprint at or under 10,000 SF to stay in the path that does *not* require a special permit and instead uses Site Plan Review. Buyer must confirm with Newton Planning & ISD.

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## Development Potential (Examples)

This site can work for multiple outcomes:

1. **Three-building village infill** (the architect's feasibility set)
2. **Single owner/developer campus** with phased construction
3. **Mixed-use with active ground floor** on Melrose Street
4. **All-residential multi-family** with under-building parking
5. **Condo or rental program** depending on market and financing

Because the VC2 dimensional table allows 10,000 SF max building footprint, 3.5 stories, and 12–15 ft ground floors (depending on street type), there is room to design attractive, right-sized buildings that match the village context. (See your attached VC2 dimensional standards pages for reference.)

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## Location Highlights

- In the center of Auburndale village
- Walk to MBTA Commuter Rail
- Walk to Dunkin' or Starbucks, pizza, cafés, library, houses of worship
- Near Lyons Field and Commonwealth Ave
- Quick access to I-90 (Mass Pike) and Route 128
- Surrounded by strong Newton demographics