

# 210 MOODY STREET

WALTHAM, MA



## FOR SALE

RETAIL SITE WITH  
RETAIL/OFFICE BUILD-TO-SUIT  
OPPORTUNITY AVAILABLE

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Retail Site with Retail/Office Build to Suit Opportunity Available

Permits 3Q 2023 for 42-unit Hotel with 24,000 SF of Retail Available

### PROPERTY HIGHLIGHTS

- SITUATED A QUARTER MILE FROM ROUTE 20
- CONVENIENTLY LOCATED LESS THAN 2 MILES FROM I-95
- BUILDING FAR: 0.63
- WITHIN WALKING DISTANCE TO NEW RESIDENTIAL DEVELOPMENTS (785 UNITS IN 3 COMPLEXES)
- IDEAL LOCATION FOR RESTAURANT, RETAIL AND HOTEL OPPORTUNITIES

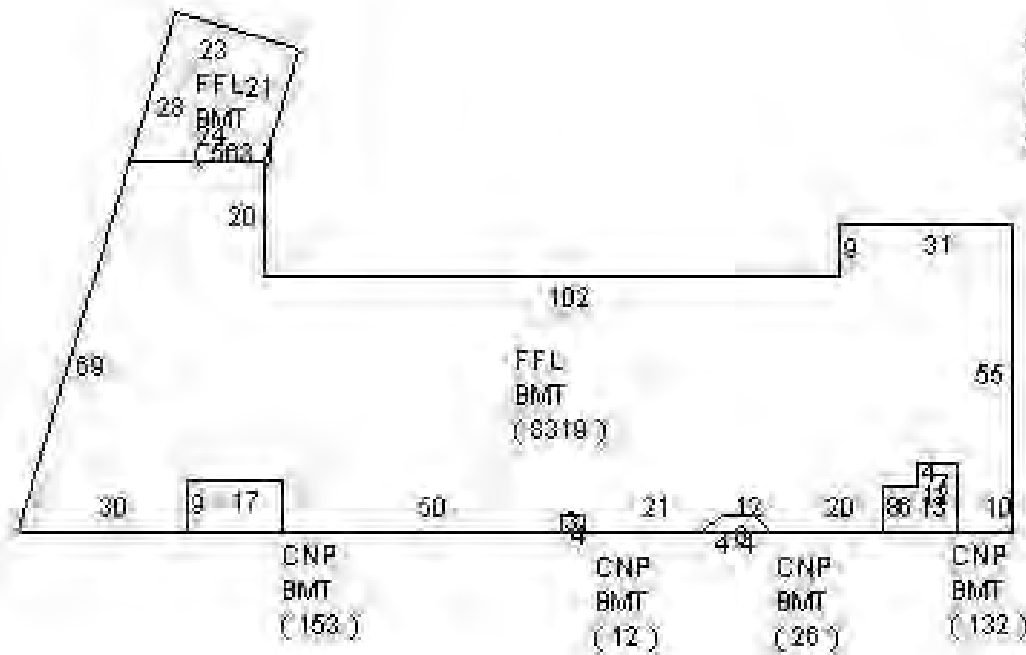
### PROPERTY SPECIFICATIONS

LAND	0.28 ACRES
BUILDING HEIGHT	80 FT PERMITTED
CONSTRUCTION	STUCCO/MANSONRY
ZONING	COMMERCIAL RETAIL (HOTEL BY RIGHT)
UTILITIES	MUNICIPAL WATER/SEWER
HEAT	NATURAL GAS FORCED HOT AIR
ROOF	TAR AND GRAVEL
PARKING	ON STREET; 400 SPACE MUNICIPAL LOT CONTIGUOUS WITH SITE
TRANSPORTATION	BUS LINE; WALKING DISTANCE TO MBTA COMMUTER RAIL

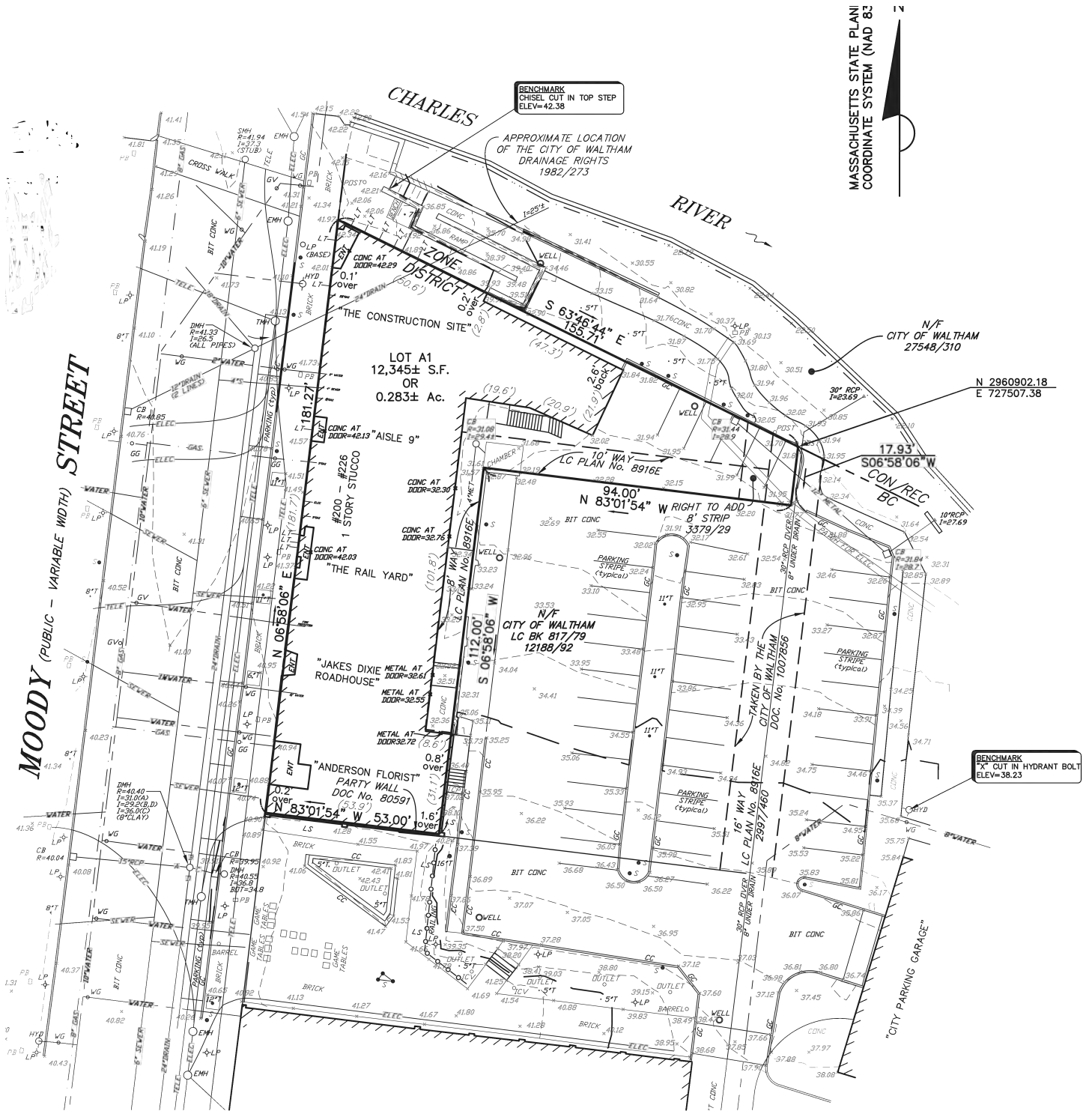
ADDITIONAL PHOTOS



# FLOOR PLANS



SITE PLAN



MASSACHUSETTS STATE PLANNING  
 COORDINATE SYSTEM (NAD 83)



BENCHMARK  
 CHISEL CUT IN TOP STEP  
 ELEV=42.38

APPROXIMATE LOCATION  
 OF THE CITY OF WALTHAM  
 DRAINAGE RIGHTS  
 1982/273

N 2960902.18  
 E 727507.38

BENCHMARK  
 "X" CUT IN HYDRANT BOLT  
 ELEV=38.23

MOODY STREET (PUBLIC - VARIABLE WIDTH)

CHARLES RIVER

LOT A1  
 12,345± S.F.  
 OR  
 0.283± Ac.

LOT A2  
 12,345± S.F.  
 OR  
 0.283± Ac.

94.00' N  
 83°01'54" W RIGHT TO ADD  
 8' STRIP  
 3379/29

N/F  
 CITY OF WALTHAM  
 LC BK 817/79  
 12188/92

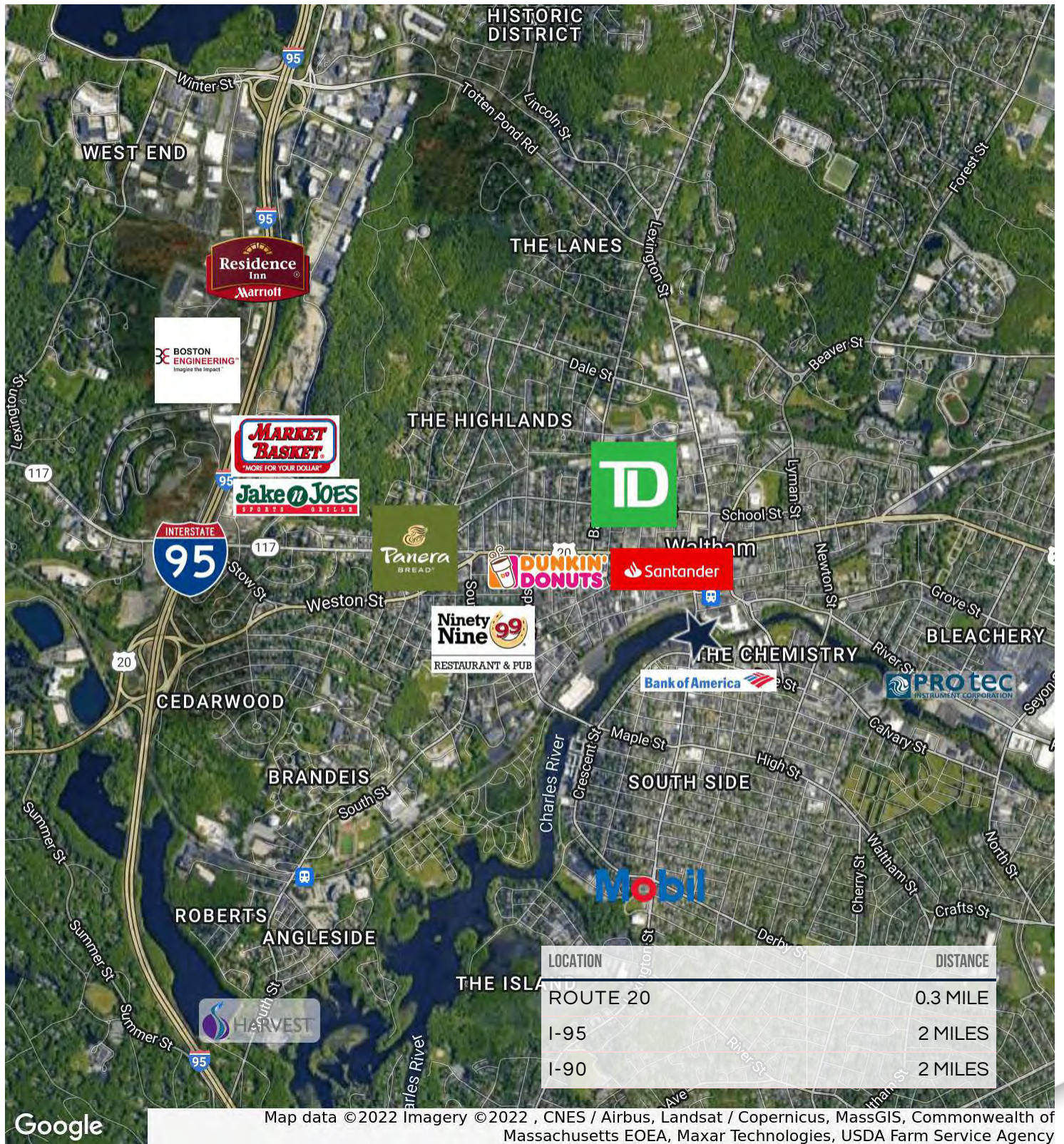
83°01'54" W  
 53.00' W

N/F  
 CITY OF WALTHAM  
 27548/310

17.93'  
 S06°58'06" W  
 CON REC  
 BC

CITY PARKING GARAGE

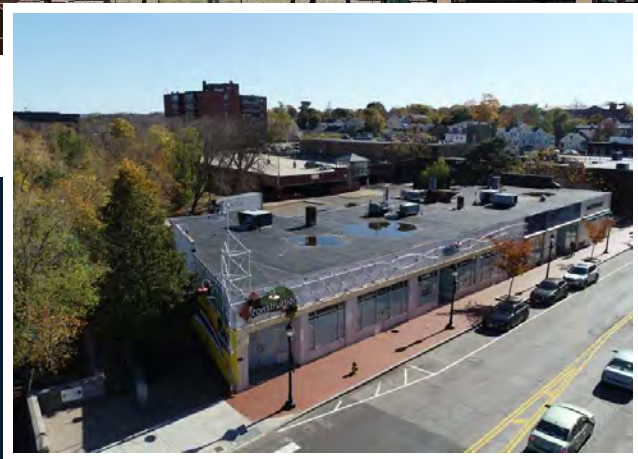
LOCATION MAPS



Map data ©2022 Imagery ©2022, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency

# 210 MOODY STREET

WALTHAM, MA



**CONTACT:**

CHRIS MICHNIEWICZ	774.994.1698	CHRIS@STUBBLEBINECOMPANY.COM
DAVID STUBBLEBINE	617.592.3391	DAVID@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM
DANNY CRUZ	978.305.0473	DANNY@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL