

CONFIDENTIAL OFFERING MEMORANDUM

588-590 Somerville Avenue

SOMERVILLE MASSACHUSETTS

MIXED USE RETAIL INDUSTRIAL RESIDENTIAL TRANSIT ORIENTED

USER/VALUE ADD OPPORTUNITY

BurgessProperties.com



B U R G E S S
P R O P E R T I E S

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PROPERTY HIGHLIGHTS

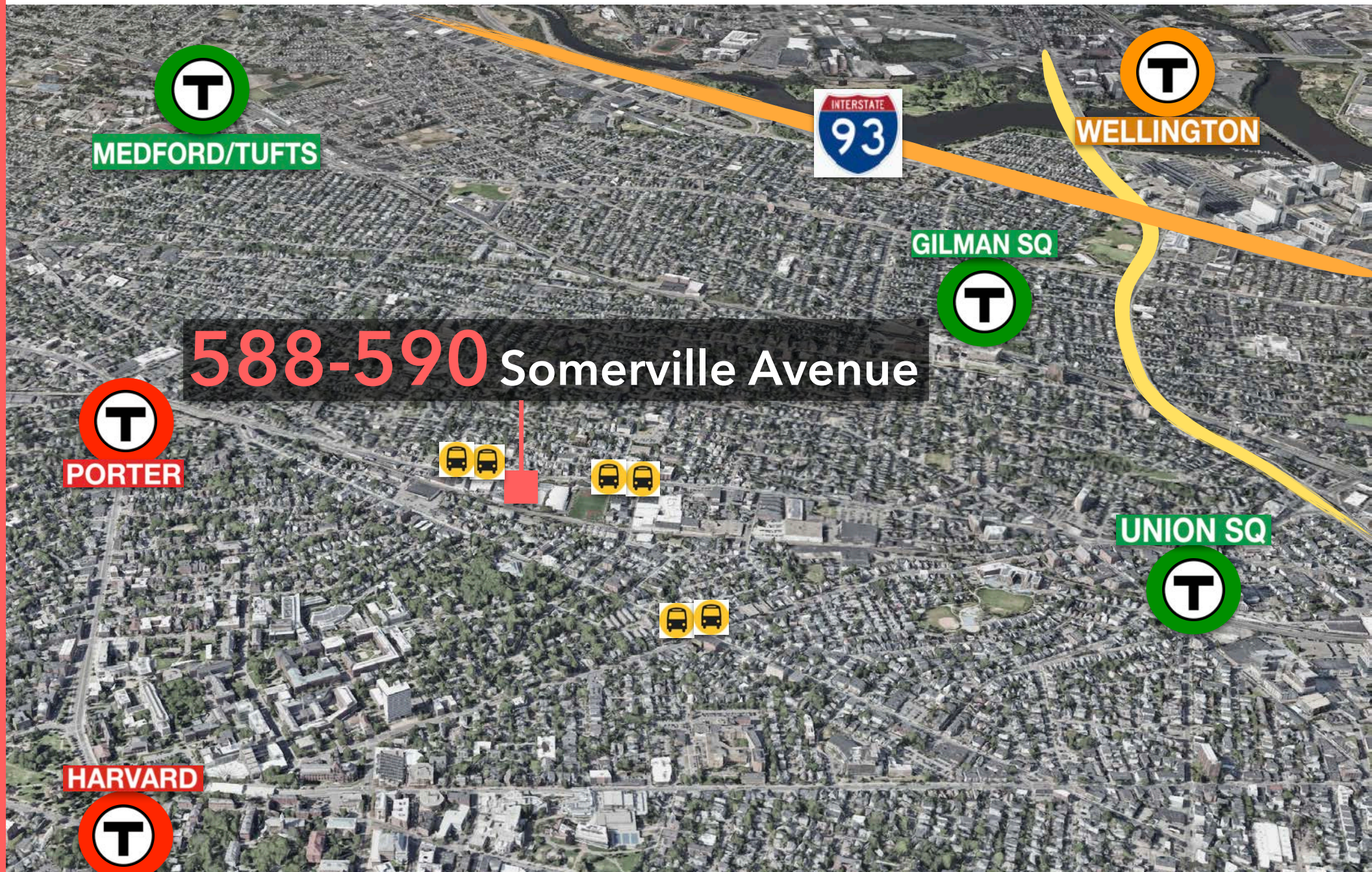
- Two **Somerville** Addresses
 - 588-590 Somerville Avenue
 - +/-4700 SF Building
 - +/-2936 SF Lot
 - Two (2) 2nd Fl Resi. Units
 - Two (2) 1st Fl Commercial Units
 - 8 Garden Court
 - +/-1411 SF 2-Story Building
 - +/-2349 SF Lot
 - One (1) Commercial Unit
- Value Add Potential
- One (1) At-Grade Door
- MR4 Zoning
- Walk to **MBTA**
 - **GREEN LINE E** +/- 0.7mi
 - **RED LINE** +/- 0.6mi
 - **83 & 87 BUS** directly on **Somerville Ave**



588-590 Somerville Avenue

As Exclusive Agent for BBD Somerville Ave, Burgess Properties, LLC is pleased to present the opportunity to purchase this well located value add mixed use investment with MBTA access - a very rare asset in Boston's inner suburban market.

TRANSIT ORIENTED PROPERTY



588-590 Somerville Avenue



MEDFORD/TUFTS



WELLINGTON

GILMAN SQ

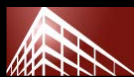


PORTER

HARVARD



UNION SQ



BURGESS
PROPERTIES

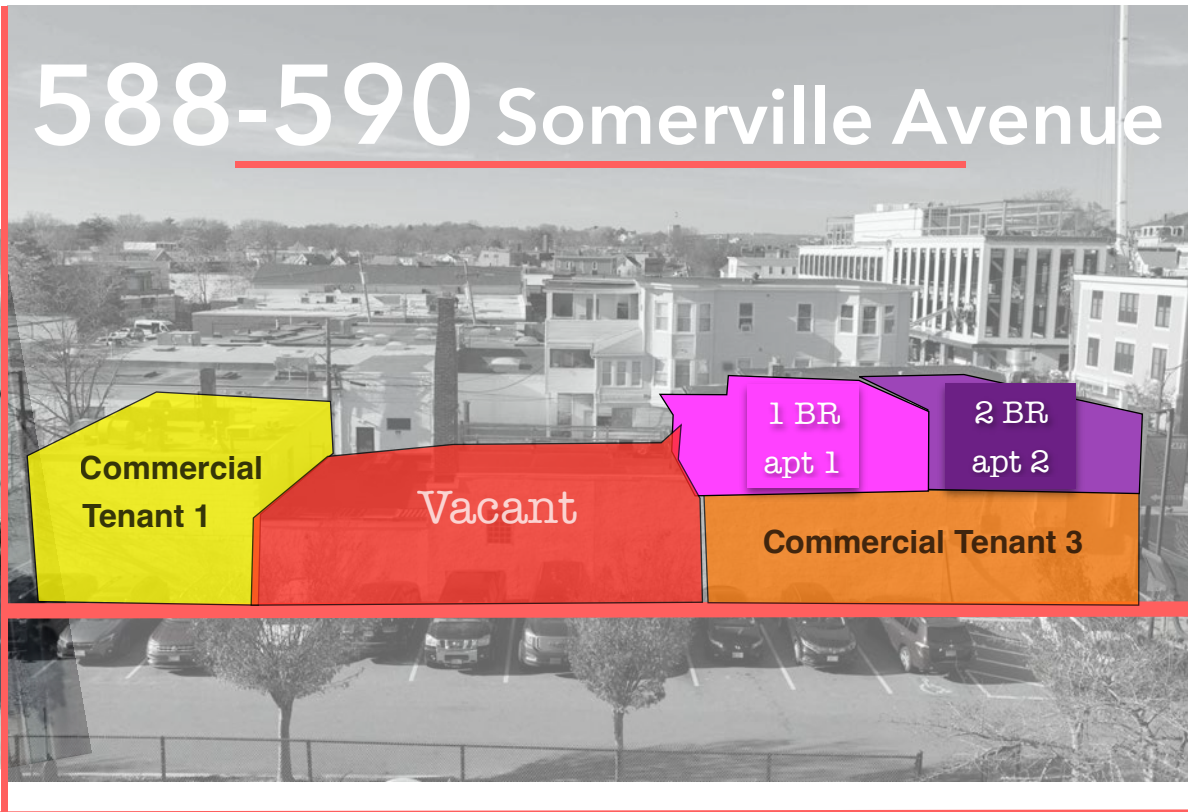
BurgessProperties.com

BUILDING LAYOUT

588-590 Somerville Avenue



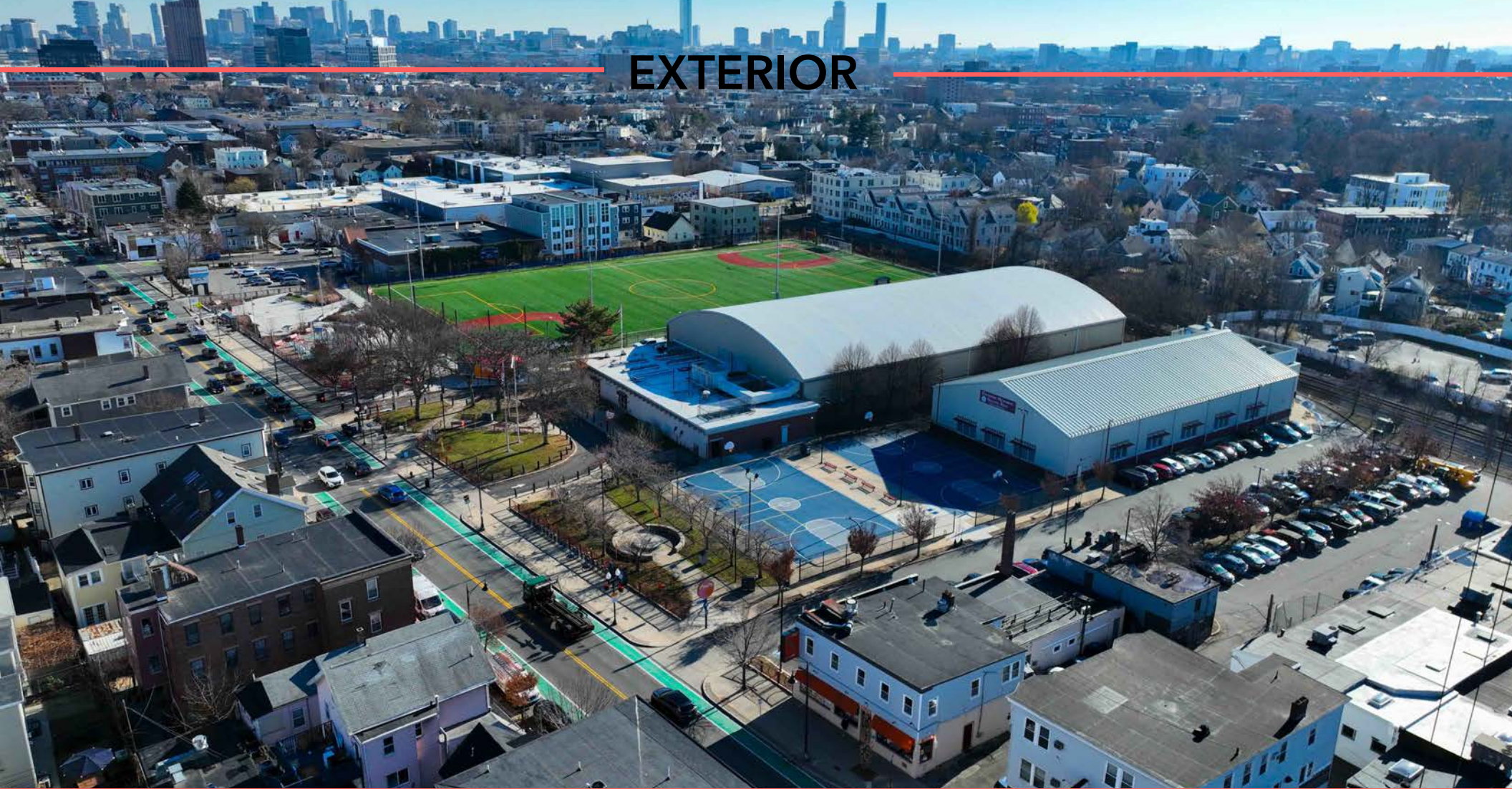
Drone View



Tenant Stacking Plan



EXTERIOR



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