

FOR SALE

Offering Memorandum

**Belmont-Watertown
United Methodist Church**

80-92 Mount Auburn Street
Watertown, MA 02472

1.54 Acre Church Campus
Adaptive Reuse
Development Opportunity

www.80mtauburn.com



ALL STAR REALTY, INC.

72 Mt Auburn Street
Watertown, MA 02472
www.visitallstarrealty.com

JERRY MAZZEO

Principal Broker
P: 617-642-4363
E: realtyallstar@aol.com

ANDREW MAZZEO

Associate Broker
P: 617-642-2240
E: amazeeo.re@gmail.com

Table of Contents

Executive Summary	3
Property Details	4
Location Overview	5
Property Photos	6
Property Plans	7
Site Conditions/History	8
Development Studies/Zoning	9
Terms of Acquisition	10
Exclusive Broker	11



Executive Summary

All Star Realty, Inc. has been exclusively retained to sell the Belmont-Watertown United Methodist Church (the “Property”), a prominent landmark and community asset in Watertown Square.

The Property is comprised of 1.54 acres of land, improved by three buildings: 1) an impressive c. 1894 church; 2) an attached three-story c. 1924 stucco building 3) a detached two and one-half story former parsonage house c. 1897. The entire site provides approximately 400 feet of frontage on Mt Auburn Street, one of Watertown’s main thoroughfares.

On the western end of the property is the main parking lot containing about 22 surface parking spaces. At midpoint sits the impressive Romanesque-style church c. 1894. The church’s exterior is constructed of buff-colored Milford granite blocks and trimmed with brownstone. The interior boasts a dramatic sanctuary and nave, displaying a number of stunning stained-glass windows and open wood trusses, providing a seating capacity of roughly 500. Adjoining the sanctuary is a fellowship hall and performance stage with a seating capacity of about 300 and a small chapel with a seating capacity of 80. The church’s lower level is occupied by the Watertown Food Pantry and various perimeter classrooms. In total the 1894 church building is estimated to contain 18,500 square feet of building area.

Attached to the church is a three-story stucco building built in 1924, referred to as the Parish House. The first floor of the building contains a former day care space, offices, as well as meeting and gathering rooms. The second floor is divided into several areas with perimeter offices. The lower level contains a small gymnasium, mechanical room and storage. In total the Parish House contains an estimated 8,600 square feet of building area.

The third building on the far eastern end of the campus is a freestanding two and one-half story wood-frame stucco building, built in 1897, originally the Parsonage House, now used as seminarian housing. The interior of the building was renovated in 2005 and is estimated to have 3,000 square feet of gross building area. The three buildings combined contain approximately 30,000 square feet of gross building area.

The property presents an excellent redevelopment and adaptive reuse opportunity for housing of scale, one that will piggyback off the robust momentum of the newly enacted Watertown Square Area Plan and the MBTA Communities Act. The City of Watertown has identified the Property as one of four priority redevelopment opportunities.

Property Details

Property Identification

Property Address 80-92 Mount Auburn Street, Watertown MA 02472
Property Owner Belmont-Watertown United Methodist Church
MA Historical Commission Inventory #WAT-195
Tax Parcel Numbers 1009-22-0, 1009-20-0, 1009-21-0, 1009-24-0
R.E. Assessment Total: \$9,810,000.00 (fiscal 2025)

Site

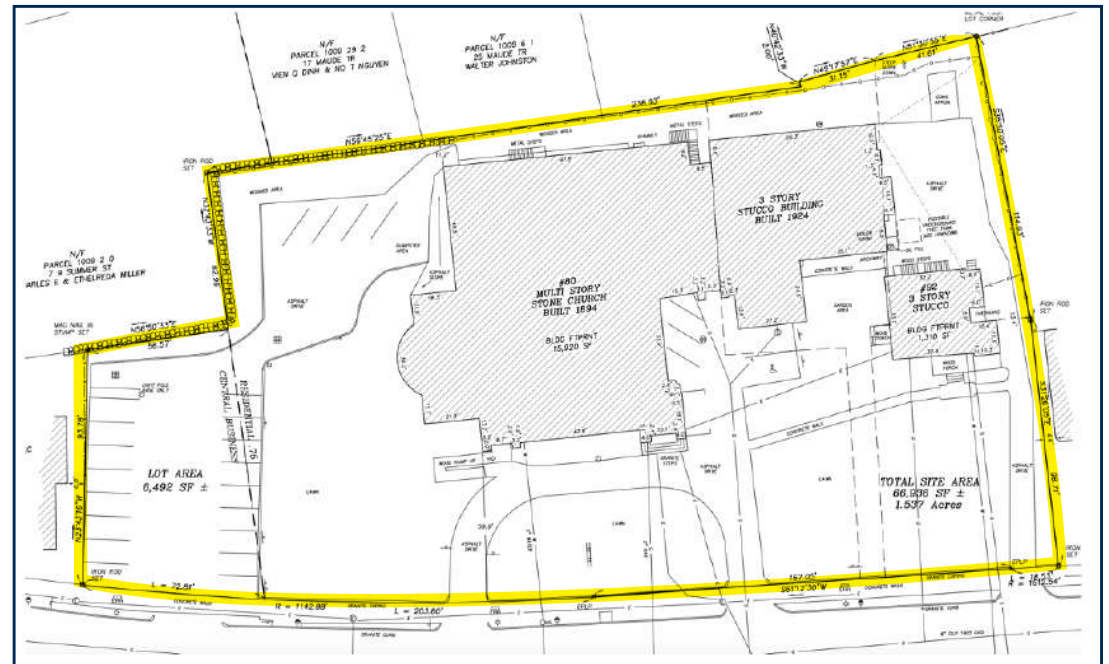
Zoning WSQ2 & R.75
Overlay District Religious/School & Historic
Gross Land Area 1.537 Acres
Frontage 393 Feet +/-
Average Depth 190 Feet +/-
Topography Generally Level
Easements Temporary City Easements

Existing Improvements

Property Use Religious
Number of Buildings Three (3)
Gross Building Area 30,000 SF +/-
Year Built 1895 - 1924
Construction Type Masonry – Wood
Surface Parking 32 Spaces +/-

Building Systems

HVAC Steam heating by oil
Electric Eversource
Gas National Grid
Water/Sewer City - MWRA



Certified Site Plan

Location Overview

Founded in 1630 the City of Watertown is a diverse and vibrant community to live and work within the Greater Boston area- home to the renowned Perkins School for the Blind and boasting one of the largest Armenian Diaspora communities in the country. The City has become one of Greater Boston's most desired submarkets on multiple levels, with millions of square feet of new life science, retail and large-scale residential developments in place. The growth of the City is also evidenced by the building of a new ground up \$200 million high school and the completion/renovation of three elementary schools.

The Property benefits from being in the epicenter of a vibrant neighborhood square that offers abundant and diverse dining, homegrown shops and just steps from miles of recreational walking and biking paths surrounding the picturesque Charles River. Located less than 1 mile from exit 127 Mass Pike at Newton Corner, the property offers exceptional access to Downtown Boston, Logan Airport, Cambridge and suburban communities. Additionally, just over a mile away is Arsenal Yards- a new retail, life-science and apartment development, offering over 50 shops, eateries & fitness studios, luxury residences, movie theater, hotel and more.



2024 Population Median Household Income

	1 mile	3 miles	5 miles
2024 Population	29,295	231,146	654,757
Median Household Income	\$110,794	\$111,221	\$111,376



Amenities

Shopping	.1 mi
Dining	.1 mi
Outdoor Recreation	.3 mi



Walk Score

Walker's Paradise (93)
Heart of Watertown Square



Vehicle Routes

Mass Turnpike (I-90) to Boston	9.7 mi
Storrow Drive to Boston	8.9 mi
Logan International	10 mi



Bus Lines

71 (Harvard Sq)	50 ft
57 (Kenmore Sq/Fenway)	.4 mi
504 (Downtown Boston)	.4 mi



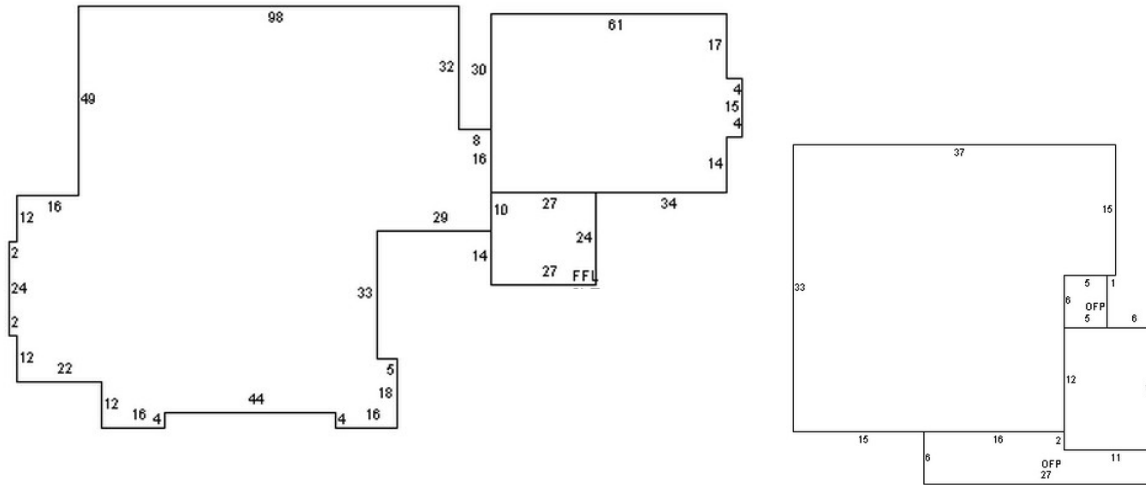
Commuter Rail

Newtonville (Framingham/Worcester Line)	1.7 mi
Waverley (Fitchburg Line)	1.8 mi

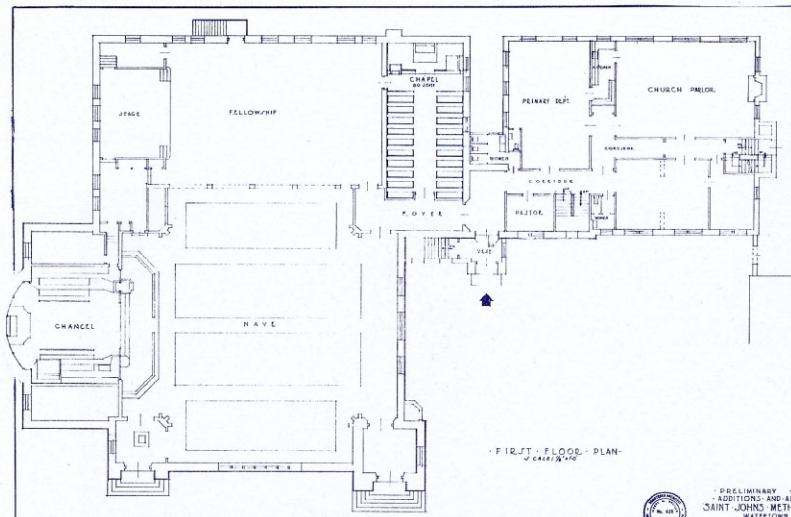
Property Photos



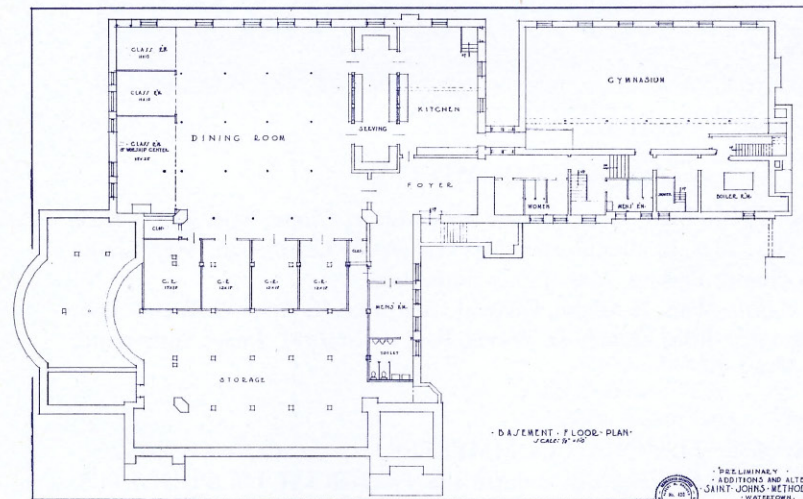
Property Plans



Building Footprint - City Assessor Records



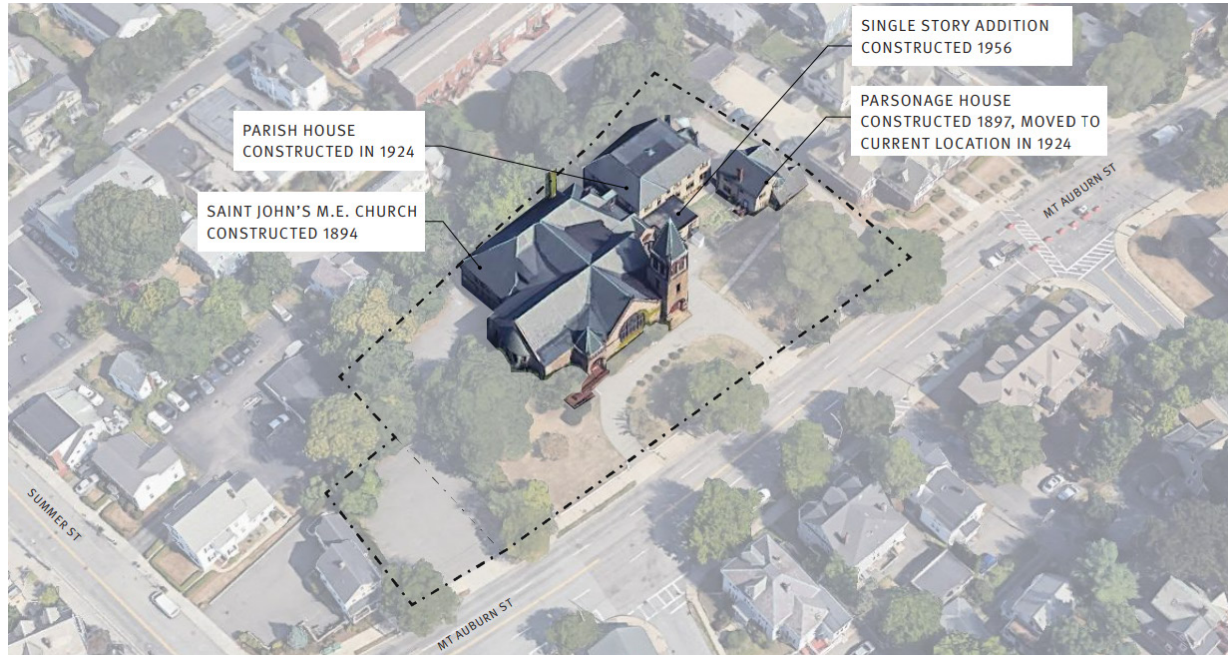
PRELIMINARY STUDY
ADDITIONS AND ALTERATIONS
SAINT JOHN'S METHODIST CHURCH
WATERLOO, MASS.
ARCHITECT
JAMES W. NEWELL, INC.
259 WALTON ST. NEWTONVILLE, MASS.
4486-7-58



PRELIMINARY STUDY
ADDITIONS AND ALTERATIONS
SAINT JOHN'S METHODIST CHURCH
WATERLOO, MASS.
ARCHITECT
JAMES W. NEWELL, INC.
259 WALTON ST. NEWTONVILLE, MASS.
4486-7-58

Church & Parrish House Plans c.1955

Site Conditions/History



Existing Conditions - Arrowstreet Study

1. **St John's Methodist Episcopal Church.** Built in 1894. The "old parsonage" of the First Parish Church was demolished to build St John's.
2. **Building Demolished** in 1924 to move Parsonage
3. **Parsonage House.** Built in 1897. Moved to present location in 1924.
4. **Parish House.** Built in 1924.
5. **Apartment House.** Demolished in 1935.
6. **One-story addition to Parish House.** Built in 1956.



1916 Sanborn Map - Arrowstreet Study

Development Studies/ Zoning

Development Studies

The Watertown Affordable Housing Trust commissioned the architectural firm of Arrowstreet, to provide redevelopment studies for the Belmont- Watertown United Methodist Church property. The studies are meant to highlight a few affordable housing redevelopment options.

The Watertown Affordable Housing Trust, Arrowstreet, Owner and Broker make no representations concerning the feasibility, accuracy, or completeness of said studies. No reliance should be placed on information contained herein or in the studies. All information provided is subject to errors, omissions or changes. Prospective purchasers should consult with their zoning attorney and architect and conduct their own due diligence regarding any redevelopment and adaptive reuse possibilities.

Inquire for Arrowstreet Studies.

Zoning

The property is comprised of four tax parcels, totaling 66,936 square feet of land according to the Certified Plot Plan, dated March 17, 2021. The east side parking lot parcel, contains 6,492 square feet of land and has been recently rezoned WSQ2. The remaining three parcels total 60,444 square feet of land and are zoned Residential R.75. The entire property is located in the Religious /School Building Overlay District (R/SOD) and the Mt Auburn St Historic Overlay District.

To facilitate the adaptive reuse of the property,, the City of Watertown has applied the R/SOD to the entire property. Under this overlay, uses permitted in the Residential R.75, Residential R1.2 and Neighborhood Business Districts (NB) would be allowed, with a number of other uses allowed through Special Permit. The R/SOD, would also provide more flexible dimensional requirements. Use of the R/SOD zoning requires the preservation of historic structures on site.

See the newly enacted Watertown Zoning Ordinance for more detail and zoning guidance.



-  TODO - Transit Oriented Development Overlay
-  NMU - Neighborhood Mixed Use
-  WSQ1 - Watertown Square 1
-  WSQ2 - Watertown Square 2
-  WSQ3 - Watertown Square 3
-  Religious/School Overlay
-  T - Two Family
-  I-3 - Industrial 3
-  OSC - Open Space/Conservancy
-  R.75 - Residential Multi-Family

Map Key

-  City Boundary
-  Mt. Auburn St. Historic District
-  Active Street Frontage
-  Parcels

Terms Of Acquisition

Condition of Sale

All Star Realty will be conducting scheduled site visits beginning in December 2024, with a call for offers to follow. Preference may be given to proposals that propose housing and adaptive uses that align with the church's history of mission and community services.

Due Diligence

The potential buyer will be afforded a reasonable and negotiated period of time, the Due Diligence Period, to examine the property, including but not limited to the following: building inspections, title & zoning opinions and environmental review.

Entitlements

The potential buyer may be afforded a reasonable and negotiated period of time after the Due Diligence Period to obtain approvals (entitlements) from the City of Watertown for Buyer's intended use for the property.

Environmental

The Seller has not conducted any environmental or hazmat testing on the property. There is a likelihood of an underground oil-heating tank servicing the buildings, with the tank location possibly identified in the survey. Given the age of the buildings, it may be that floor tiles are ACM, and lead paint may well be present. Neither the Broker nor Seller makes any representations regarding any environmental conditions.

Cooperating Brokers

Cooperating brokers must identify their clients in writing through a broker/client registration form prior to a scheduled showing. Cooperating brokers must accompany their client to each property tour/visit, to qualify for a co-broke fee. Cooperating brokers participating in the sales process are not representing the seller and shall not advertise the property for sale in print, on-line or with mass email distribution.

Call For Offers

All interested parties should inquire regarding a call for offers date- projected to be late February 2025, but is subject to change without notice. The seller reserves the right to accept an offer at any time prior to the deadline.

Exclusive Broker- All Star Realty, Inc.

About Us

All Star Realty, Inc. is an independent and results driven brokerage firm with proven skills in identifying, permitting and marketing properties that offer multifamily, retail and commercial development opportunities.

Its principal broker Jerry Mazzeo has been providing comprehensive real estate services in Cambridge, Somerville, Watertown and surrounding communities since 1979. Over the course of his career, Jerry has worked with numerous sellers, developers, contractors and investors seeking his expertise and advice.

Our Expertise

Our understanding of municipal zoning, market trends, feasibility analysis, building design, construction and permitting has enabled us to examine the best use and successfully broker many underutilized properties.

As a direct result of this expertise, together with the highest level of integrity and hard work, the firm has participated in the approvals and development for over 1500 units of multi-family housing.

Commercial Activity in Watertown

Major Watertown Transactions

Mount Auburn Street - Watertown Square Plaza

Spring/Summer Street - mixed use properties

Arsenal/Irving Street: 282 unit mixed use development

Pleasant Street: 99 unit mixed use development

Bacon Street: 72 unit mixed use development





OFFERING MEMORANDUM

Belmont-Watertown United Methodist Church
80-92 Mount Auburn Street,
Watertown, MA 02472

www.80mtauburn.com

ALL STAR REALTY, INC.

72 Mt Auburn Street
Watertown, MA 02472
www.visitallstarrealty.com

JERRY MAZZEO

Principal Broker
P: 617-642-4363
E: realtyallstar@aol.com

ANDREW MAZZEO

Associate Broker
P: 617-642-2240
E: amazzeo.re@gmail.com