

# 117 - 121 Trapelo Rd

BELMONT, MA 02478 | RETAIL PROPERTY FOR SALE



## Property Description

Advisors Commercial is offering for sale 117-121 Trapelo Rd in Belmont, MA – a prime investment opportunity for retail and street retail investors. This 3,225 SF building, constructed in 1920, is zoned LB1 and boasts 100% occupancy. With a coveted location in the thriving Belmont area, this property exemplifies stability and potential for long-term returns. Don't miss the chance to secure a solid foothold in the retail market with this attractive and lucrative asset.

## Property Highlights

- - 3393 SF building
- - Built in 1920
- - Zoned LB1
- - Prime Belmont location

## Offering Summary

Sale Price:	\$1,400,000
Number of Units:	2
Lot Size:	5,691 SF
Building Size:	3,393 SF
NOI:	\$74,032.00
Cap Rate:	5.29%

## Demographics

0.3 Miles

0.5 Miles

1 Mile

### Albert Bouchie

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### Henry McIntyre

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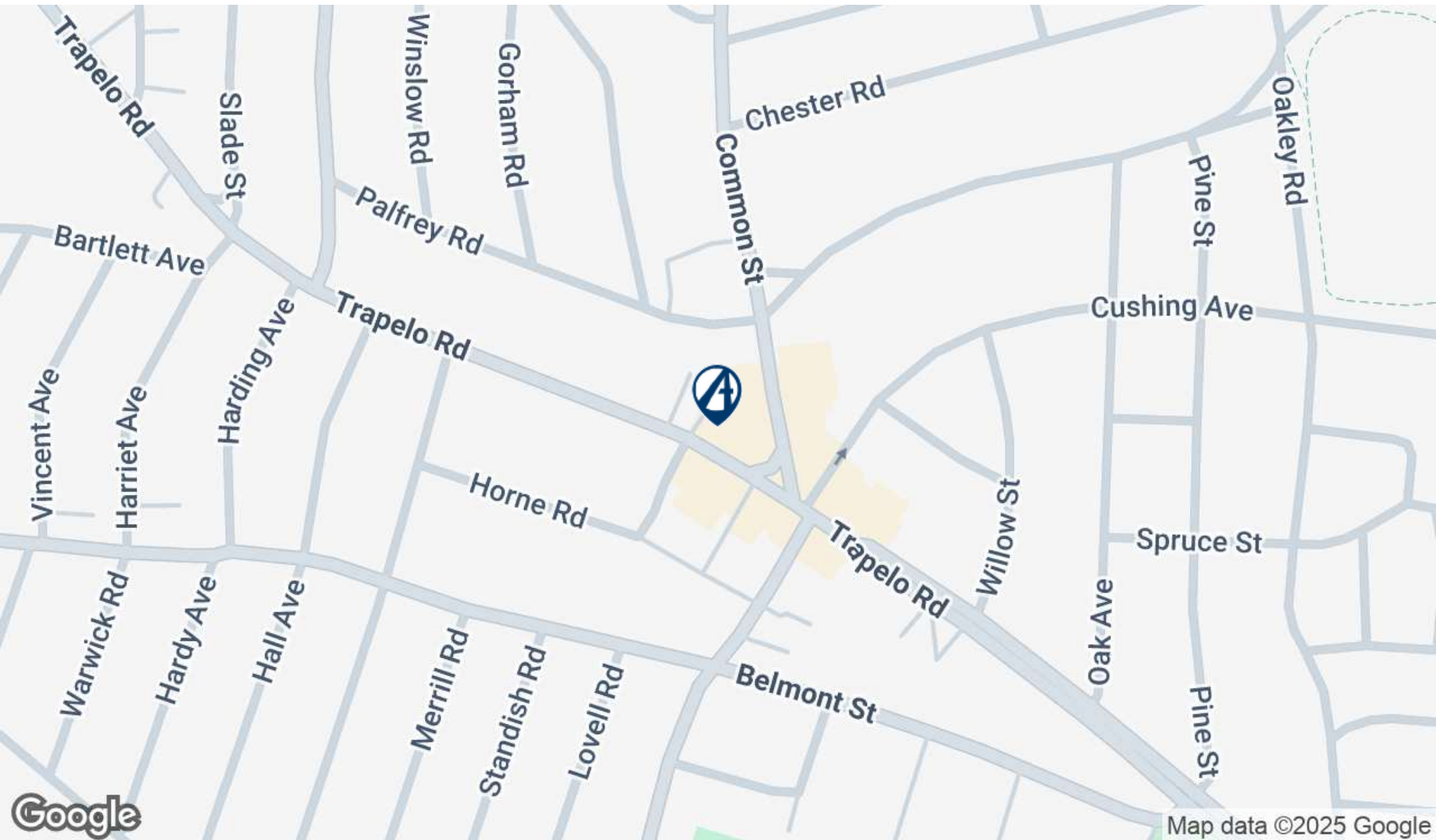
### William Dragon

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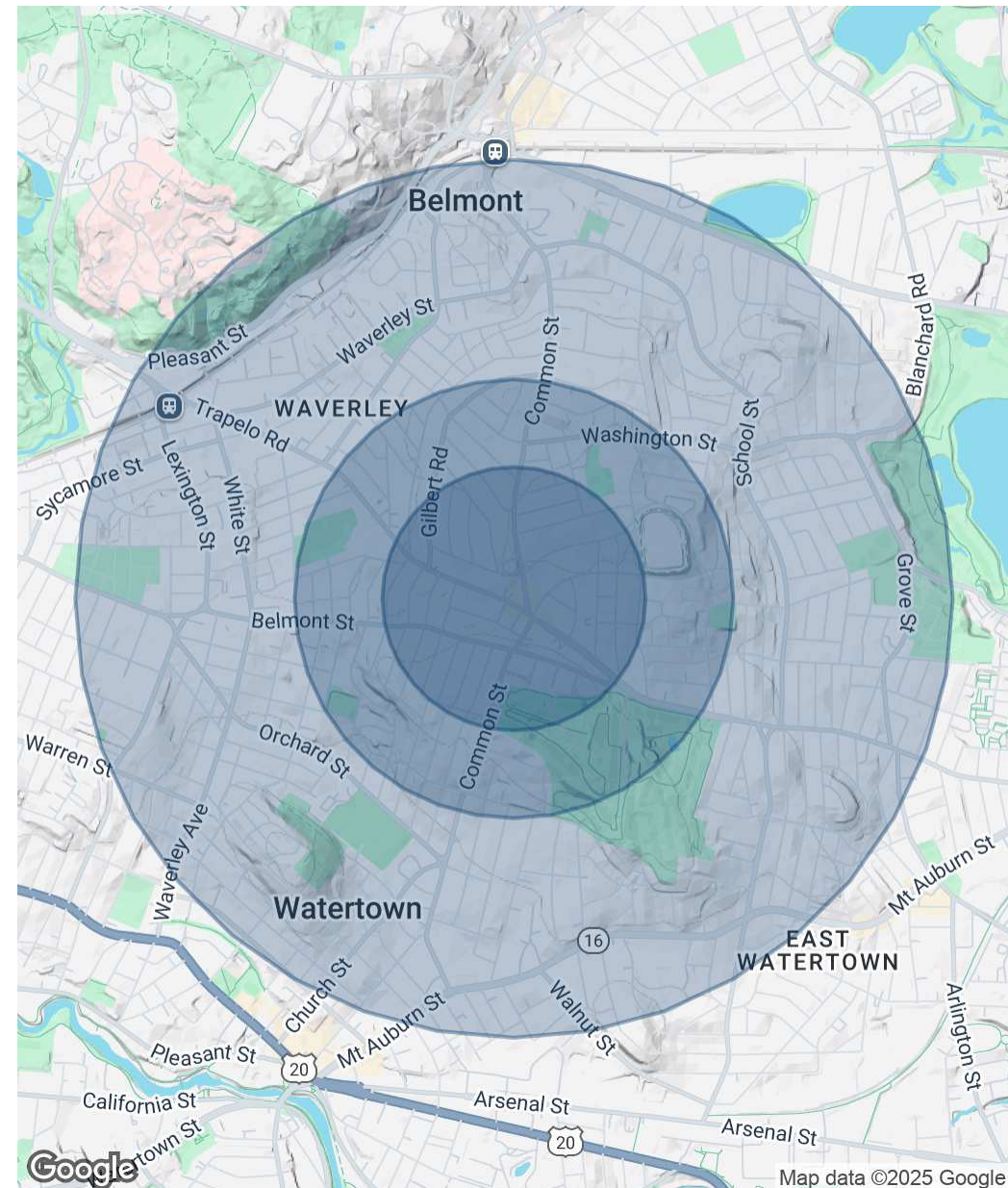
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,176	7,749	30,029
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,278	3,082	12,315
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$222,550	\$221,554	\$205,104
Average House Value	\$1,110,220	\$1,104,944	\$1,053,498

Demographics data derived from AlphaMap



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