

FOR SALE

Steps to Davis Square

8,096 SF

115 Willow Avenue
Somerville, MA

- 8,096 SF Available
- Fabrication Zoned
- Walk to Davis Square
- Modern/Funcnional



OFFERING MEMORANDUM

115 WILLOW AVENUE
SOMERVILLE, MA 02144

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Property Details



INVESTMENT HIGHLIGHTS

- Asking Price: \$5,650,000
- Square footage: 8,096 SF
- Lot Size: 0.19 Acres
- Zone: Fabrication
- 0.19 miles from Davis Square
- Wide range of permitted uses

Sale Price

SUBJECT TO OFFER

PROPERTY OVERVIEW

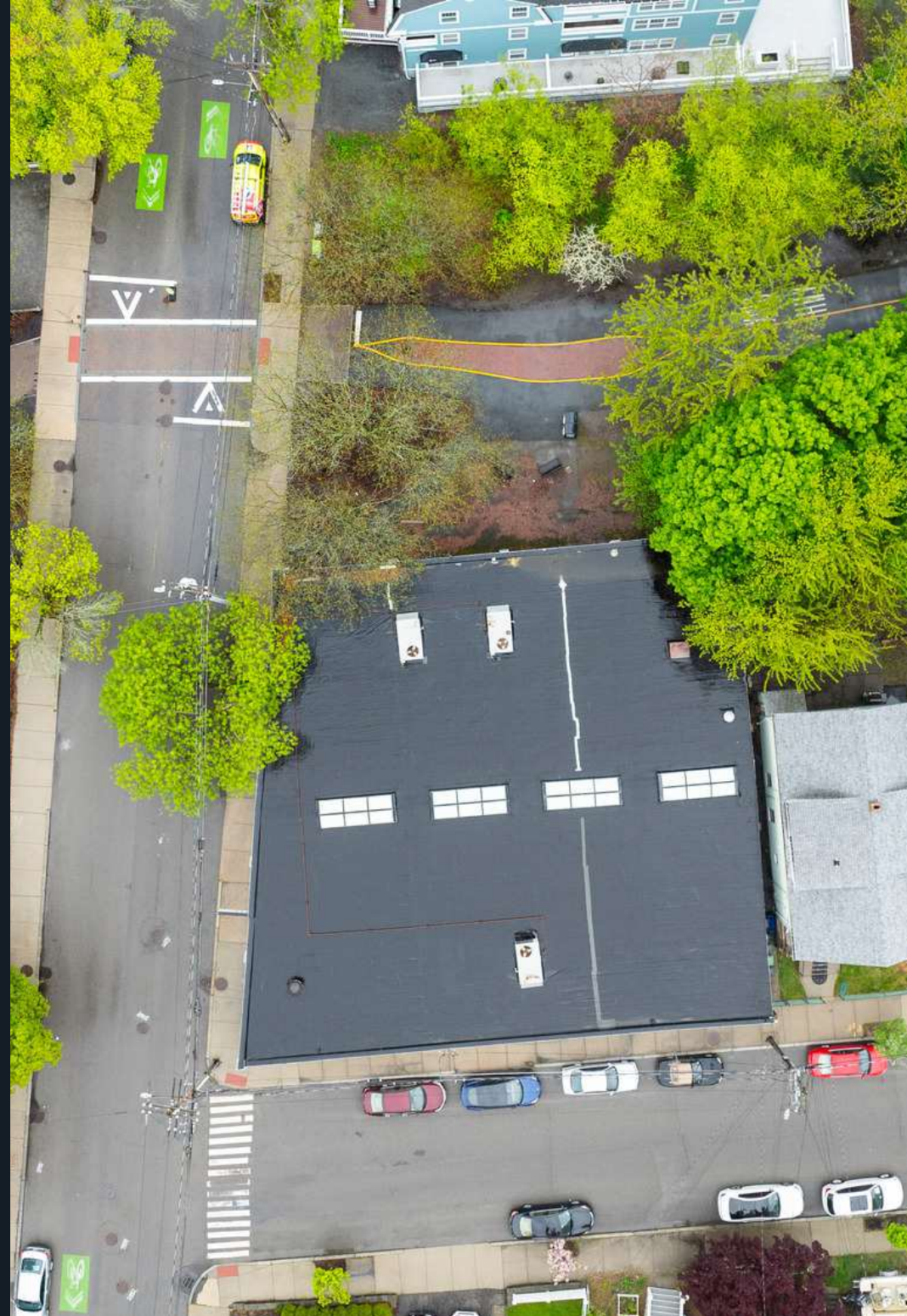
Presenting an exceptional investment opportunity at 115 Willow Avenue, just minutes by foot to Davis Square. This 8,096 SF building, constructed in 1900, offers a blend of style and modern functionality, perfect for office, industrial, and manufacturing purposes. Zoned for Fabrication, the property is ideal for a range of applications. Potential uses include Artisanal Production, Education, Manufacturing, Co-working spaces, Food Production, and Cannabis Product Growing/Manufacturing. With ample space for operations and the potential for customization, this property is a prime choice for investors or users seeking a versatile and well-located facility.

OFFERING SUMMARY

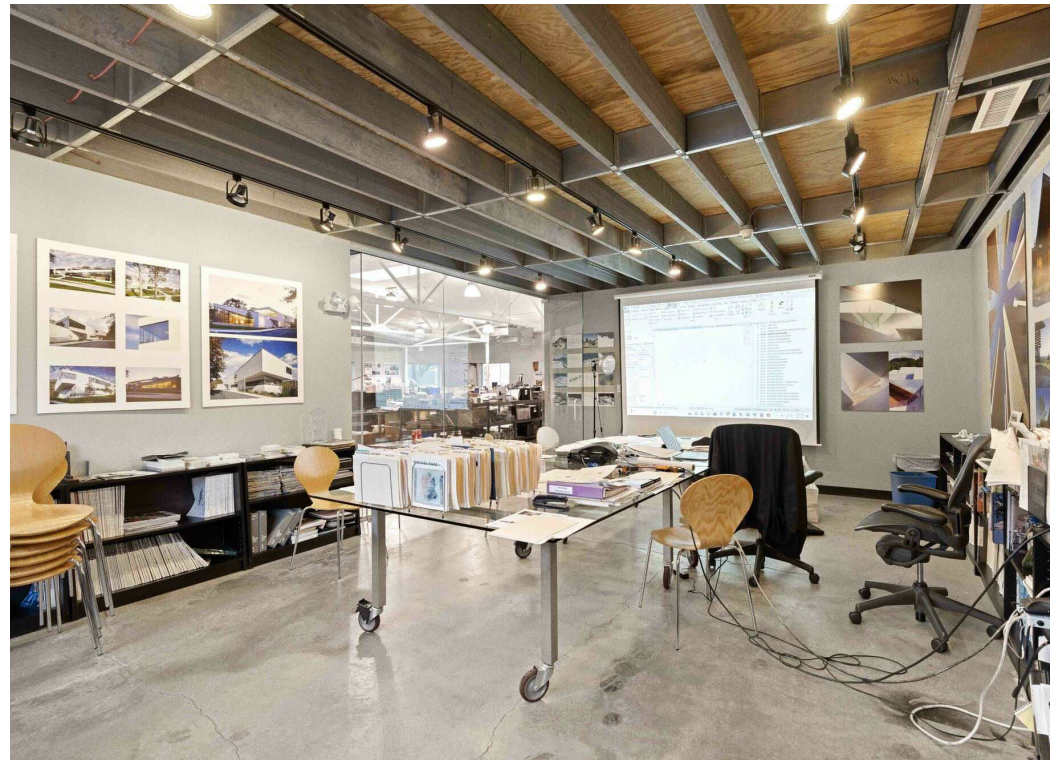
Building Size:	8,096 SF
Lot Size:	0.19 Acres
Year Built:	1900
Zoning:	Fabrication
Market:	Boston MSA
Submarket:	Somerville/Everett

Property Details (Continued)

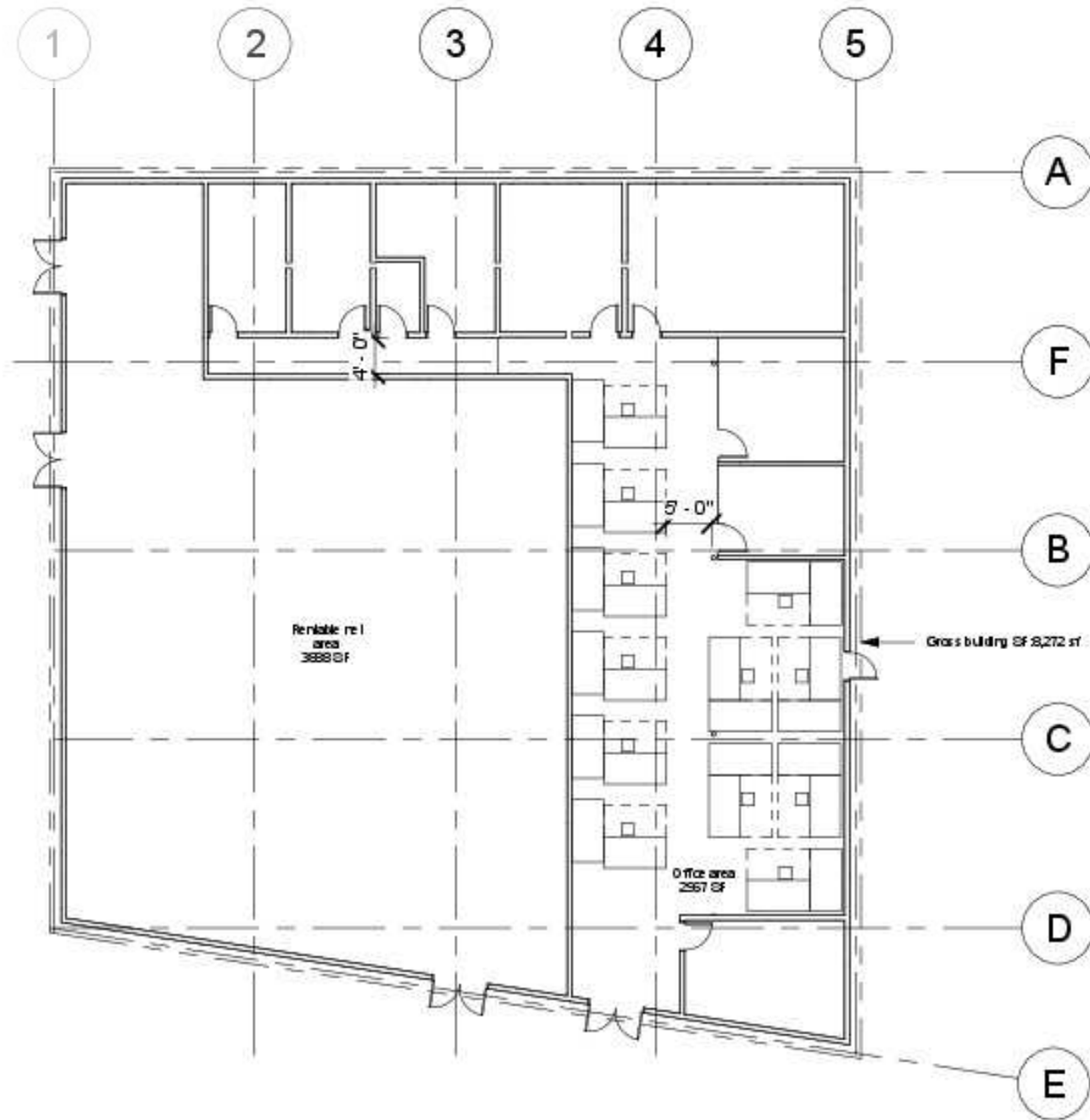
Sale Price:	Subject To Offer
Building Size:	8,096 SF
Available SF:	8,096 SF
Lot Size:	0.19 Acres
Price / SF:	-
Year Built:	1900
Zoning:	Fabrication
Market:	Boston MSA
Submarket:	Somerville/Everett



Additional Photos



Floor Plans



Zoning Permitted Uses

11. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. Unless otherwise specified, USE categories are permitted as specified on Table 6.1.11. USE categories not identified on Table 6.1.11 are prohibited.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Permitted Use Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses on Table 6.1.11 Permitted Uses.
- c. Required USES
 - i. A minimum of five percent (5%) of the gross leasable commercial floor space in any BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.

Table 6.1.11 Permitted Uses

Use Category Specific Use	FAB
Arts & Creative Enterprise	
Artisanal Production	P (P)
Arts Exhibition	P (P)
Arts Sales & Services	P (P)
Co-working	P (P)
Design Services	P (P)
Shared Workspaces & Arts Education	P (P)
Work/Live Creative Studio	SP
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Product Manufacturing	P
Civic & Institutional	
Community Center	P (P)
Library	P (P)
Minor Utility Facility	SP
Museum	P (P)
Public Service	P (P)
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §6.1.11.b

Zoning Permitted Uses

Table 6.1.11 Permitted Uses (continued)

Use Category Specific Use	FAB
Commercial Services	
Broadcast and/or Recording Studio	P
Caterer/Wholesale Food Production	P
Day Care Service (as noted below)	--
Child Day Care Center	P
Educational Services	P
Personal Services (except as follows)	N
Body-Art Services	P
Fitness Services	P
Funeral Services	N
Health Care Services	N
Recreation Services	SP
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P
Industrial	
Manufacturing	P
Wholesale Trade & Distribution	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P
Accessory Uses	
Urban Agriculture (as noted below)	--
Commercial Farming	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	P

12. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10 SITE DEVELOPMENT of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.

Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,575	18,111	64,882
Average Age	31.2	31.3	31.7
Average Age (Male)	32.3	32.2	32.7
Average Age (Female)	31.7	31.7	31.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,357	8,158	28,498
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$141,838	\$143,859	\$134,508
Average House Value	\$840,046	\$833,372	\$760,637

* Demographic data derived from 2020 ACS - US Census



\$140,068

AVERAGE HOUSEHOLD INCOME



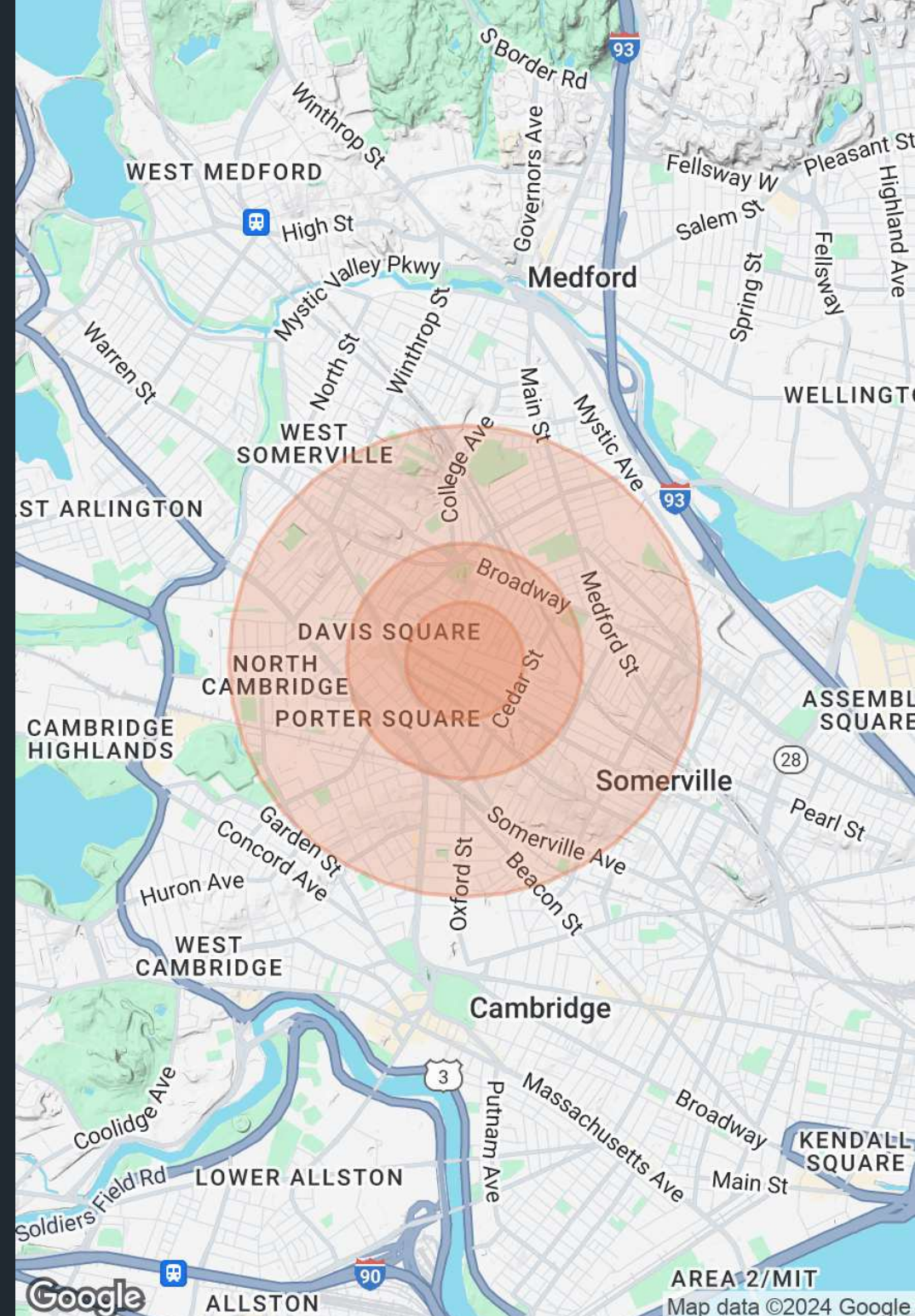
\$840,046

AVERAGE HOUSE VALUE



\$61,282

PER CAPITA INCOME



AREA 2/MIT
Map data ©2024 Google

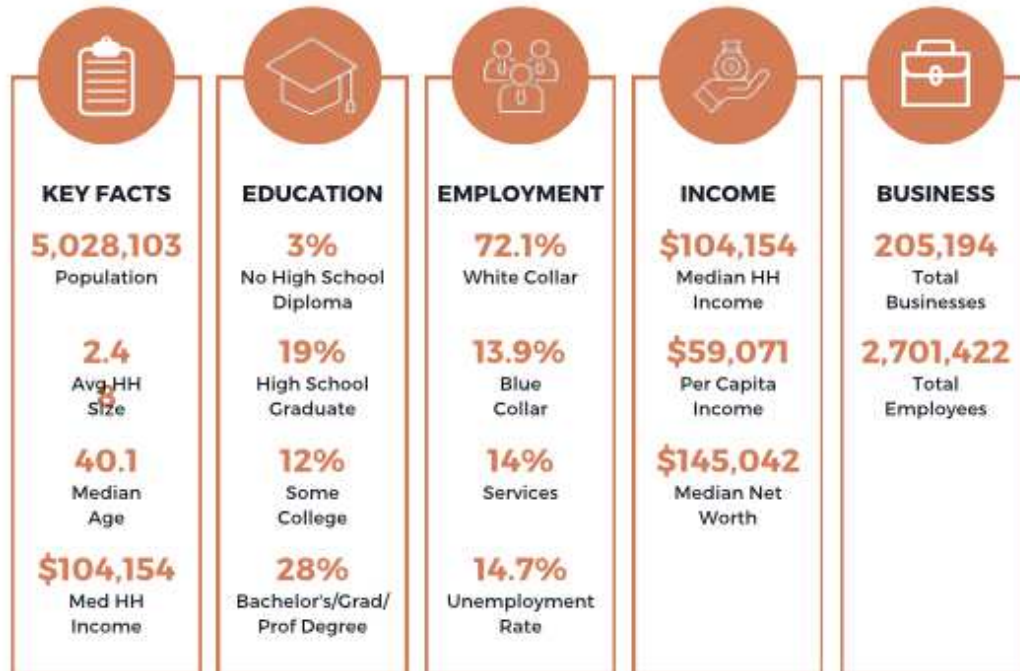
About Boston, MSA



BOSTON MSA Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff
<\$15,000	9%	-0.5%
\$15,000 - \$24,999	6.1%	-1%
\$25,000 - \$34,999	5.6%	-0.9%
\$35,000 - \$49,999	8.2%	-0.9%
\$50,000 - \$74,999	13.5%	-1%
\$75,000 - \$99,000	11.4%	-0.4%
\$100,000 - \$149,999	18.5%	+0.9%
\$150,000 - \$199,999	9.3%	+1.1%
\$200,000+	14%	+2.7%

Bars show deviation from Massachusetts

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SALE**

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Davis
Square**

8,096 SF

115 Willow Avenue
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MANSARD



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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:

Sales, Leasing and Valuations

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Full-Service Commercial Real Estate with Confidence



OFFERING MEMORANDUM