

 FOR SALE



108 WATER STREET WATERTOWN, MASS

- Value-Add Opportunity
- Strong Rental History
- Owner-User Opportunity
- Booming Local Economy
- Zoning Allows Office, Lab, and other Hi-Tech Uses in one of Boston's Hottest Suburbs
- Low Market Rents
- On-Site Parking
- Easy Access to Boston, Cambridge, and Mass Turnpike
- Adjacent to Charles River Walking/Cycling Paths

RARE OPPORTUNITY!

OFFERED FOR FIRST TIME IN A GENERATION

108 WATER STEET, WATERTOWN, MA

Property Details:

Land Area: 19,428 Sq.Ft.

Building: Approx. 21,600 Sq.Ft.

Zoning: I-2

Floors: 5

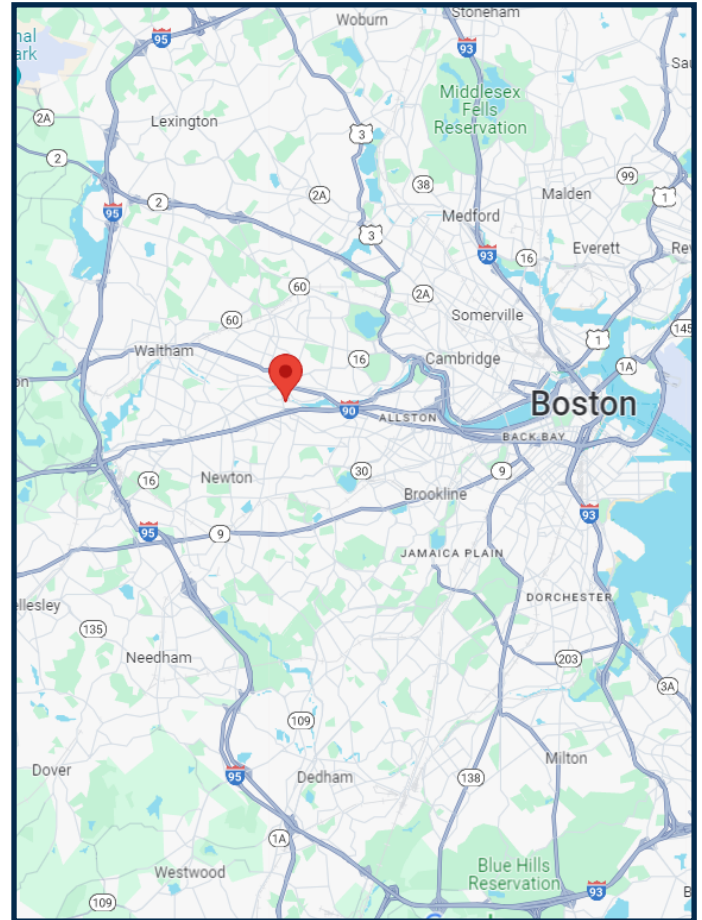
HVAC: Dedicated split systems for each unit

Power: 400 & 1200 Amp Service

Roof: Flat Rubber Membrane (1996)

Fire Alarm: 100% Coverage (2006)

Water/Sewer: Public



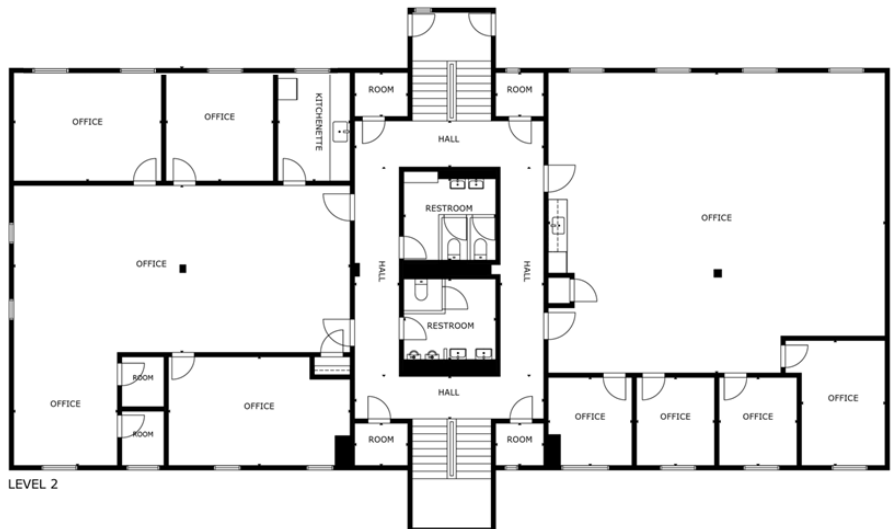
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FLOOR PLANS

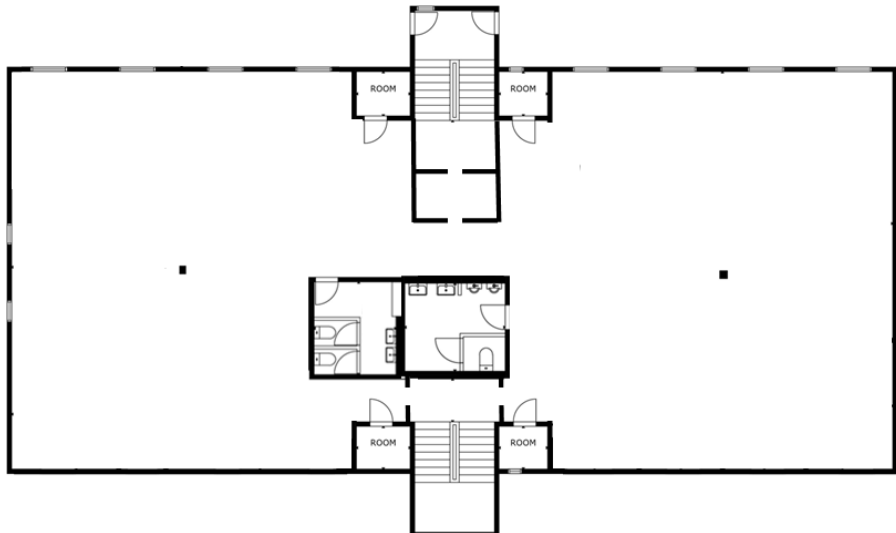
5th Floor



2nd Floor
(3rd & 4th
Floors Similar
Structurally)



1st Floor



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