



OFFICE BUILDING FOR SALE

THE APPRAISERS GROUP

44 TRAPELO RD, BELMONT, MA
02478

Albert Bouchie
Managing Director
617.908.6775 | albert.bouchie@gibsonsir.com

GIBSON
Commercial

Property Summary

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GIBSON
Commercial



Property Description

Introducing a prime commercial opportunity in Belmont. This 4174 SF building, built in 1960, and reconstructed in 1975 is ideally suited for owner user office or investment. With a strategic location in the dynamic Belmont/Cambridge / Boston market, this property is situated steps from Cushing Square one of three central business districts in Belmont. Direct access to public transportation to Harvard sq is out the front door. Zoned LB-III, the property offers ample parking ,space for customization and expansion in the 4 floors of office space. The property is ideal suited for an owner occupying buyer however investors will find potential for strong NOI growth.

Property Highlights

- 4174 SF office building
- Constructed in 1960. Reconstructed in 1975.
- Zoned LB-III

Offering Summary

Sale Price:	\$1,525,000
Number of Units:	3
Lot Size:	5,874 SF
Building Size:	4,174 SF
NOI:	\$42,322.00

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Location Description

Discover the perfect investment opportunity in the vibrant Belmont, MA community. Nestled in the bustling Boston market, the property is surrounded by an array of sought-after amenities, including a variety of dining options and retail destinations, offering convenience and local charm. With proximity to nearby Cambridge, Harvard University, and renowned medical institutions, the location presents an attractive investment for office building investors seeking to capitalize on the area's thriving commercial real estate market. Explore the potential of this prime location, where business meets opportunity in the heart of one of Massachusetts' most dynamic regions.

Exterior Description

2 story -Shingel-Stucco-Vynil Sideing

Interior Description

Multiple office

Utilities Description

Gas-Electric

Construction Description

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Additional Photos

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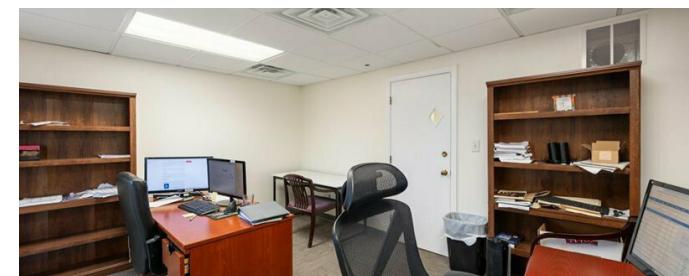
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Rent Roll and P&L

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In Place

Rent Roll

Location	Tenant	Sq Ft	Annual Rent	Mo Rent	\$psf	Lease terms
Ground Front	Fairway Mortgage	376	\$7,800	\$650	\$20.74	1 Year, Ends 1/31/26
First and Ground	Waverly Insurance	2261	\$42,600	\$3,550	\$18.84	TAW
Second/Third	Appraisers Group	1432	\$30,000	\$2,500	\$20.95	Six Months-1 year TBD
4,069					\$80,400	\$6,700
Total Revenue					\$ 80,400	
<u>EXPENSES</u>						
Proferssional Fees		\$ 520.00				
Insurance		\$ 2,538.00				
Landscape		\$ 632.00				
Repairs- Maint		\$ 12,614.13				
Real Estate Tax FY 25		\$ 17,837.00				
Snow Removal		\$ 3,937.00				
Total Expense					\$ 38,078	
Net Operating Income					\$ 42,322	

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Proforma Rent Roll and P&L

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Pro Forma Market Rents					
Rent Roll					
Tenant	Sq Ft	Annual Rent	Mo Rent	\$psf	COMMENTS
Fairway Mortgage	376	\$9,400	\$783.33	\$25.00	Separate entrance. Includes all Utilities. Shares Kitchen and Bath
Waverly Insurance	2261	\$63,308	\$5,275.67	\$28.00	Includes Full Kitchen and 2 Half Baths Separate Utilities for all of First and Ground Including Front Space
Appraisers Group	1432	\$35,800	\$2,983.33	\$25.00	All of the Second Floor and One Room on the Third. Includes Full Kitchen, 1 Half Bath. Large Storage also included on Third Floor Front. Separate Utilities.
	4,069	\$108,508	\$9,042.33	\$26.67	
Total Revenue		\$ 108,508			
EXPENSES					
Proferssional Fees		\$520.00			
Insurance		\$2,538.00			
Landscape		\$632.00			
Repairs- Maint		\$12,614.13			
Real Estate Tax FY 25		\$17,837.00			
Snow Removal		\$3,937.00			
		Total Expense	\$ 38,078		
		Net Operating Income	\$ 70,430		

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Floor Plans

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TOTAL: 4174 sq. ft

BELOW GROUND: 1092 sq. ft, FLOOR 2: 1412 sq. ft, FLOOR 3: 1448 sq. ft, FLOOR 4: 222 sq. ft
 EXCLUDED AREAS: UTILITY: 292 sq. ft, PATIO: 147 sq. ft, PORCH: 26 sq. ft,
 DECK: 12 sq. ft, LOW CEILING: 155 sq. ft, ATTIC: 339 sq. ft,
 WALLS: 320 sq. ft



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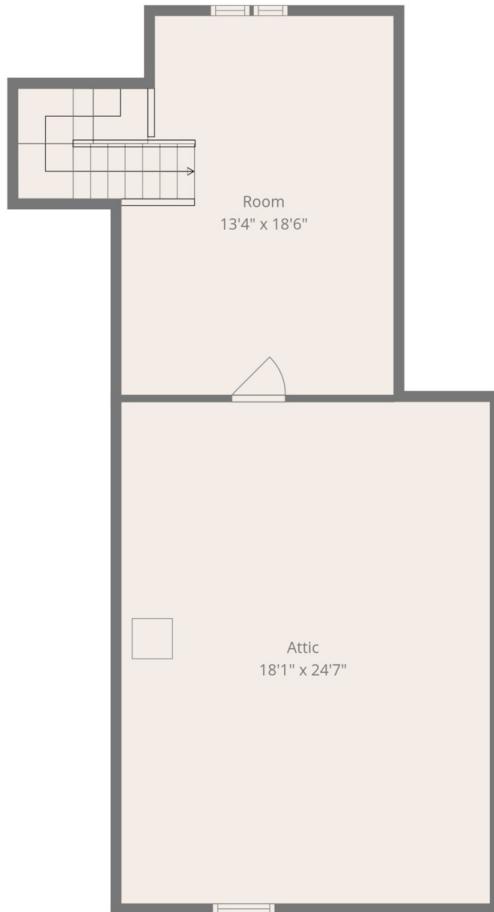
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Floor Plans Cont.

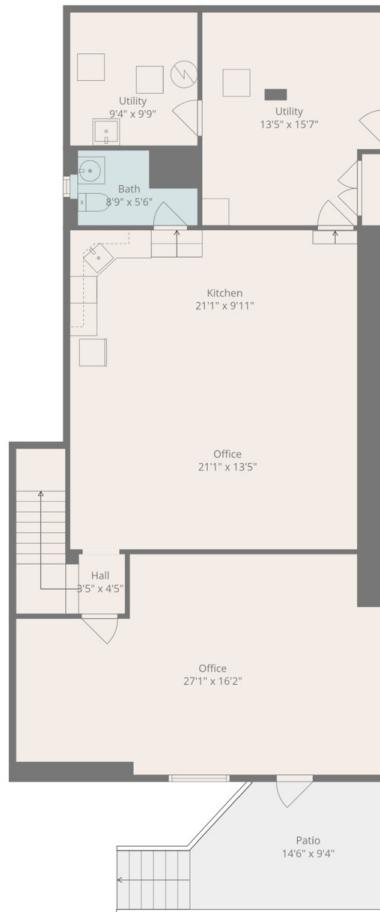
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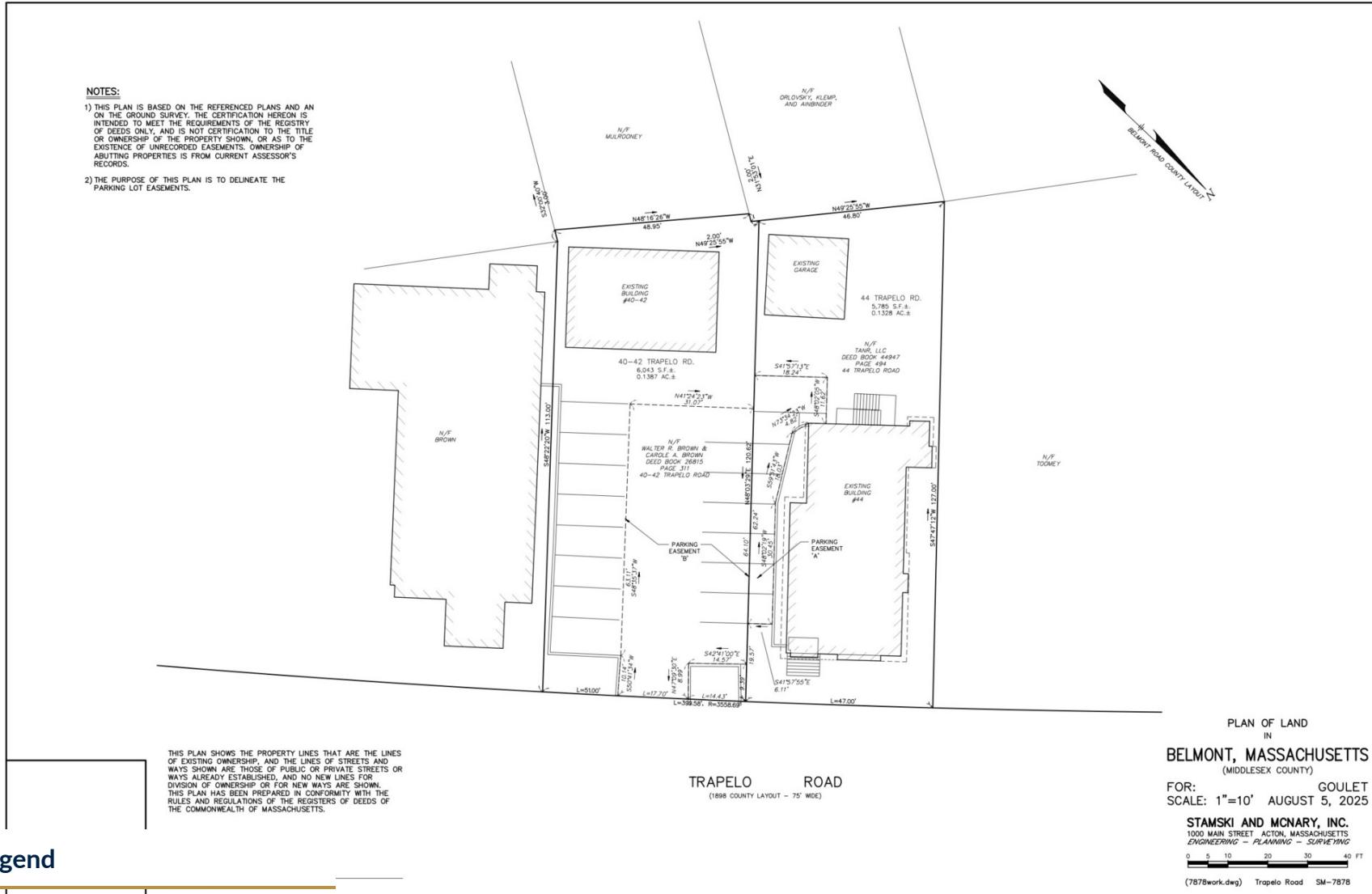
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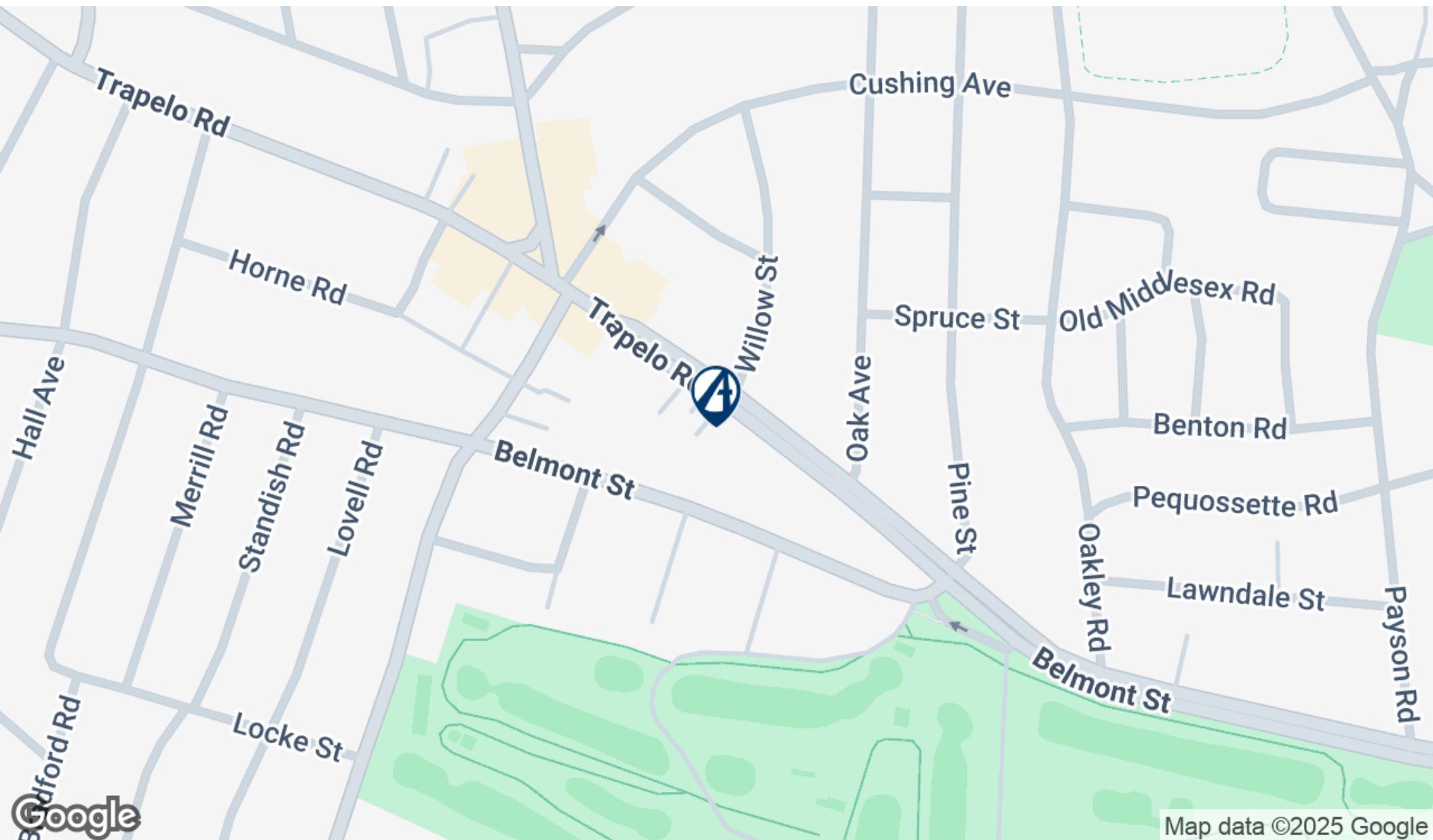
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Location Map

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Aerial Map

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Google

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Demographics Map & Report

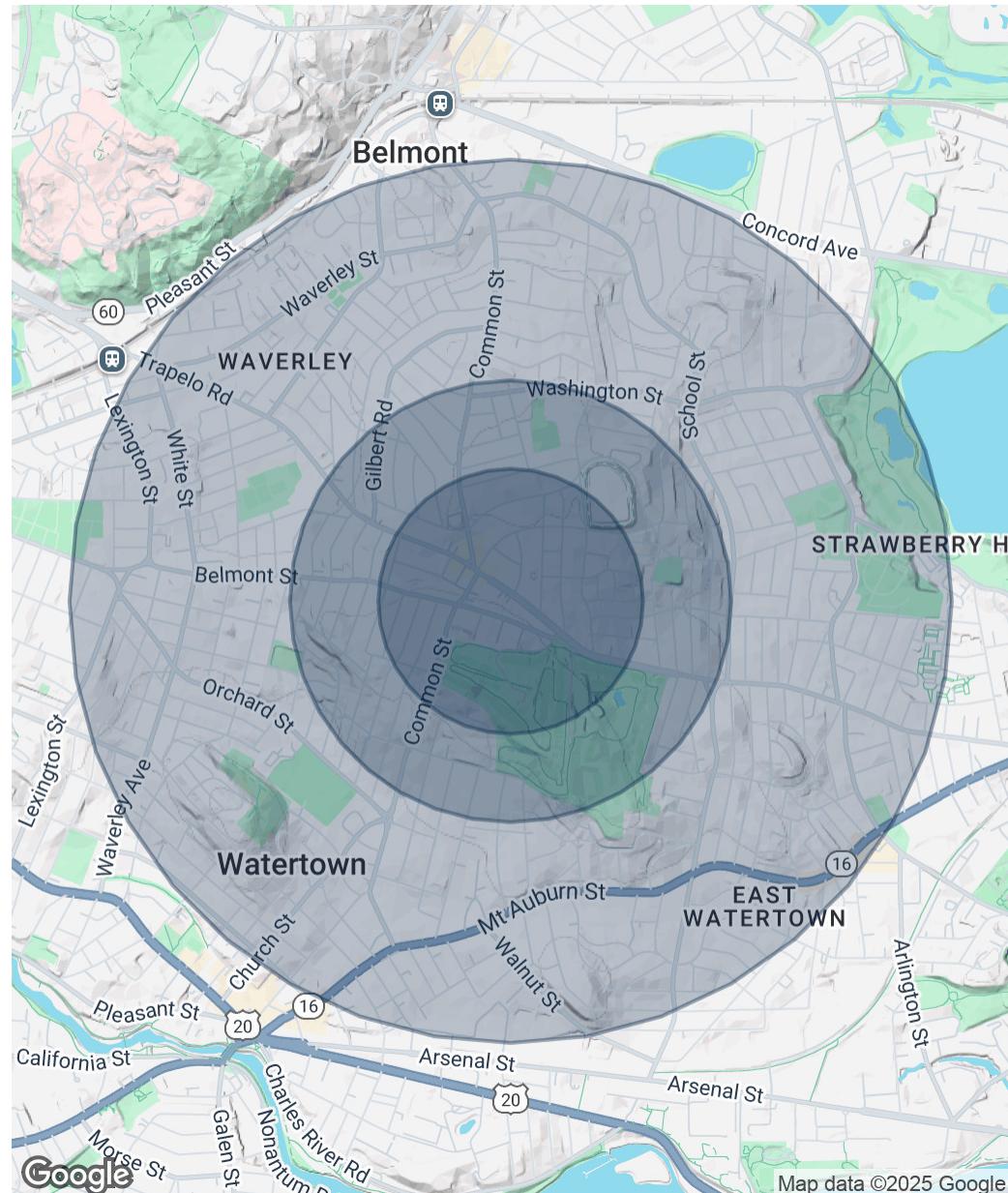
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,526	6,815	31,783
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	613	2,727	13,202
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$252,245	\$228,805	\$198,253
Average House Value	\$1,201,167	\$1,134,314	\$1,051,486

Demographics data derived from AlphaMap



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