



246 BORDER STREET

EAST BOSTON, MA

FOR SALE OR LEASE | 2.13 AC OF LAND ON THE BOSTON CHANNEL

JAMES STUBBLEBINE
MICAH STUBBLEBINE
DAVID STUBBLEBINE
DANNY CRUZ

617.592.3388
978.265.8101
617.592.3391
978.305.0473

james@stubblebinecompany.com
micah@stubblebinecompany.com
david@stubblebinecompany.com
danny@stubblebinecompany.com



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2.13 Acres for Sale or Lease

ZONING

WMU: Waterfront Mixed-Use Subdistricts
WMU Subdistricts provide a mix of residential, commercial, and service establishments to the Neighborhood's waterfront.

PROPERTY HIGHLIGHTS

- Waterfront land with breathtaking views of Boston
- Opportunity for development to residential or mixed-use
- Opportunity for development of marina with pier length to accommodate up to approximately 50 slips
- Significant frontage and access to deep water
- Accessible deep water rights that span out into the harbor

OFFERING SUMMARY

| | |
|-------------|------------|
| Lot Size: | 2.13 Acres |
| Lease Rate: | Market |
| Sale Price: | Market |

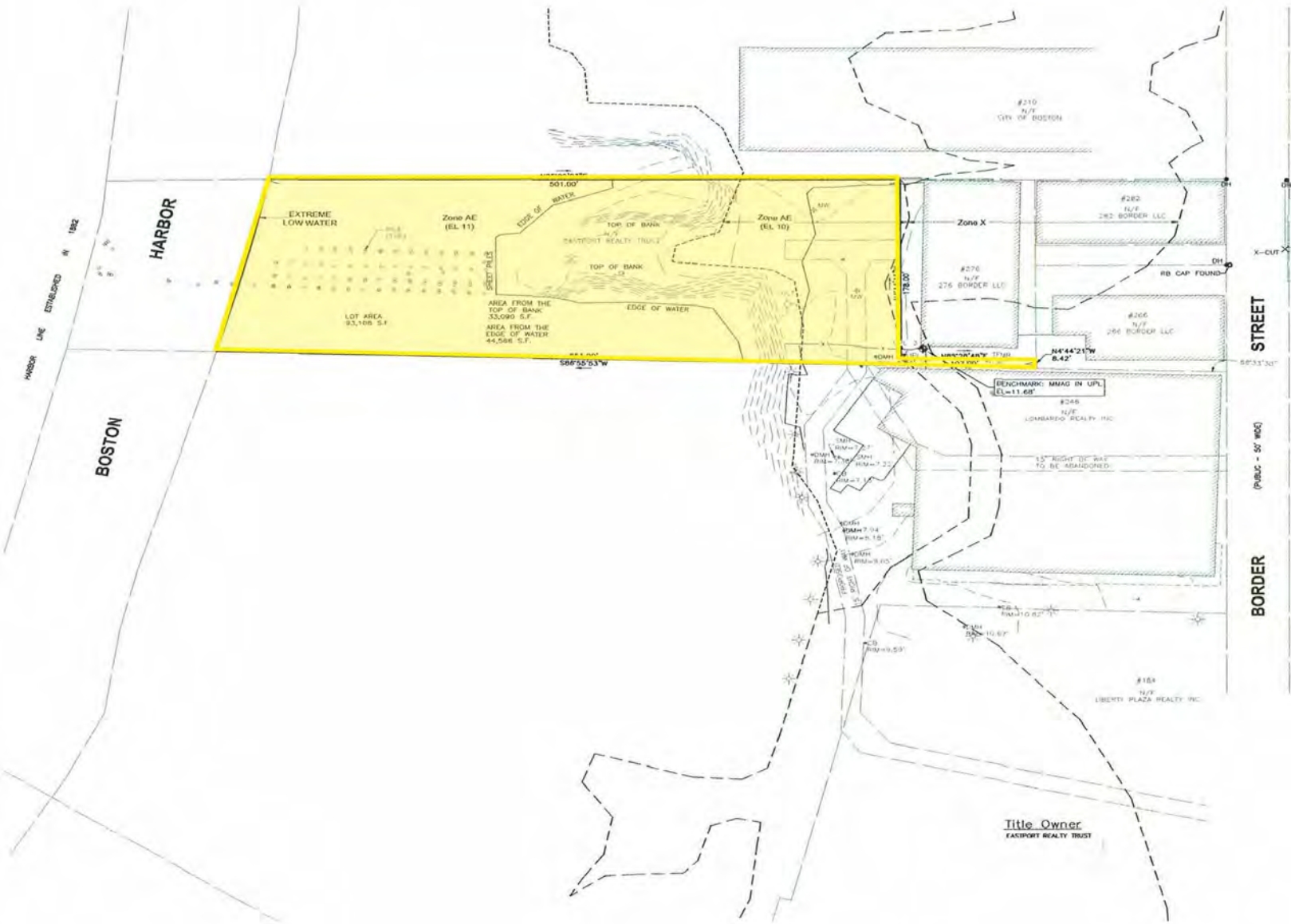
| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 144,966 | 345,998 | 734,452 |
| Total Population | 338,658 | 844,782 | 1,829,840 |
| Average HH Income | \$146,568 | \$136,013 | \$146,639 |

ALLOWED WATERFRONT & INDUSTRIAL USES

- Light Industrial or Trade Establishment
- Aquacultural Facility
- Boatyard; Boat repairs, rentals, sales and display
- Dock, slip, pier, wharf anchorage, or moorage
- Flood, water level, or tidal control facility
- Marine research and training institute
- Non-seasonal dry storage of vessels



SITE PLANS



RETAILER MAP



246 BORDER STREET

EAST BOSTON, MA

FOR SALE OR LEASE | 2.13 AC ON THE BOSTON CHANNEL

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

DANNY CRUZ

978.305.0473

danny@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL