

RETAIL PROPERTY FOR SALE

# 117 - 121 TRAPELO RD

BELMONT, MA 02478

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**GIBSON**  
*Commercial*

548 Tremont Street, Boston, MA 02118 | 617.908.6775 | [gibsoncre.com](http://gibsoncre.com)

# Property Summary

RETAIL PROPERTY FOR SALE | 117 - 121 TRAPELO RD

**GIBSON**  
*Commercial*



## 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 3,392 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:	\$1,300,000
Number of Units:	2
Lot Size:	5,691 SF
Building Size:	3,393 SF
NOI:	\$71,009

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,278	3,082	12,315

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# Property Description

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*Commercial*



## Property Description

Gibson Commercial is offering for sale 117-121 Trapele Rd in Belmont, MA – a prime investment opportunity for retail and street retail investors. This 3,393 SF building, constructed in 1920, is zoned LB1 and boasts 100% occupancy. With a coveted location in the thriving Cushing Square area of Belmont. 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.

## Location Description

This generational property is located in Cushing Square section of Belmont. Property is across from the new Bradford Development in Cushing Village. Property abuts several retail and Restaurant establishments and is a vital cog in the Belmont Community. Property is fully occupied with long term tenants with term on their current lease. Both have options to renew. Cushing Square is a vibrant location with ample street parking and extended parking as a part of the Bradford Development.

## Site Description

Single Story Retail

## Exterior Description

Block stucco

## Interior Description

Fully improved as a restaurant and Hair Salon

## Parking Description

2 parking spaces in rear

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# Complete Highlights

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## Property Highlights

- - 3393 SF building
- - Built in 1920
- - Zoned LB1
- - Prime Belmont location
- - 100% occupancy
- - Ideal for retail/street retail investment
- - Historical charm with modern potential
- - Strong investment opportunity
- - Stable and secure income stream
- - High visibility and foot traffic
- - Proven track record of success
- -Long term tenants with term on leases
- Phase 2 in hand



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# Additional Photos

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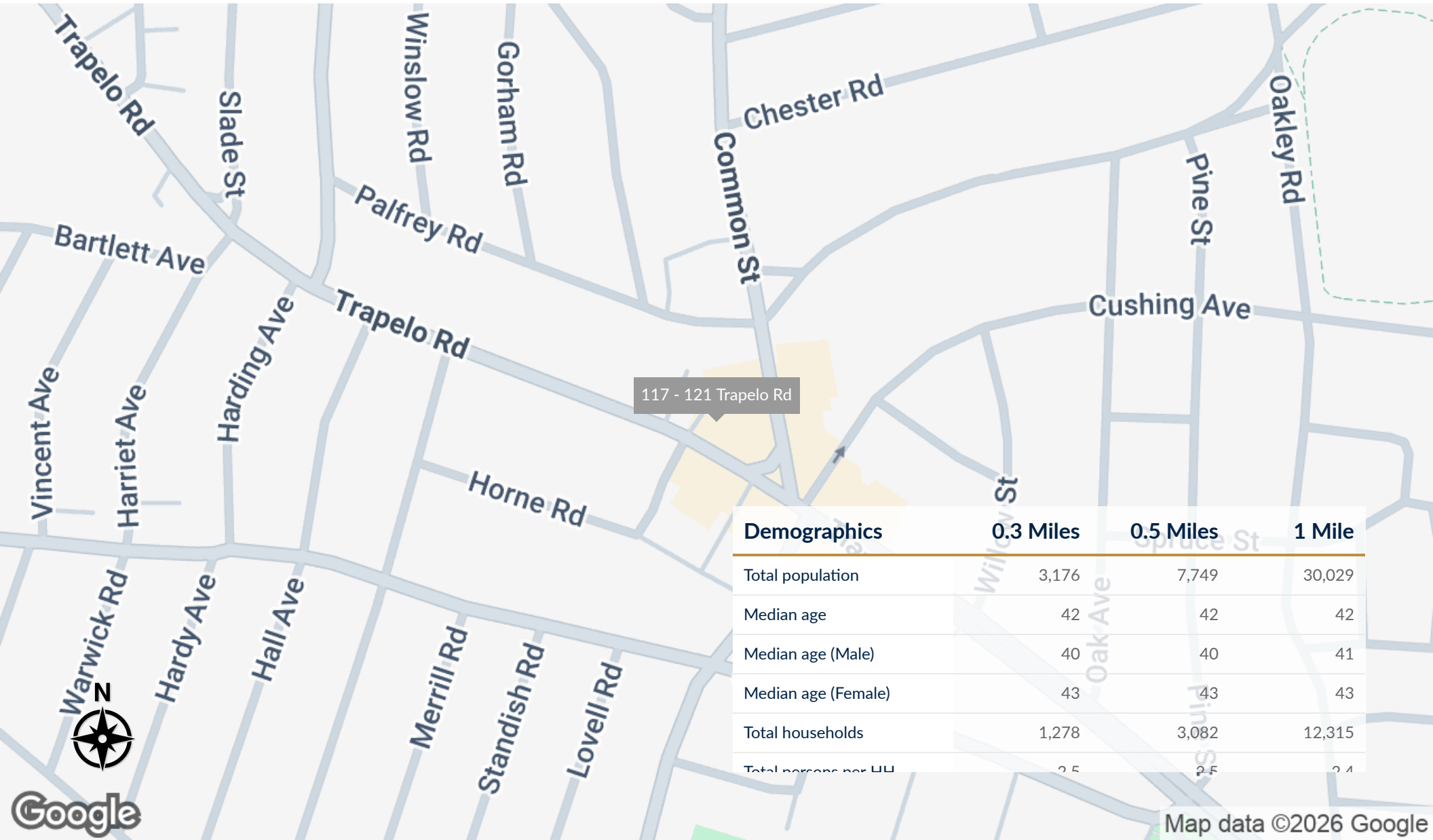
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# Location Map

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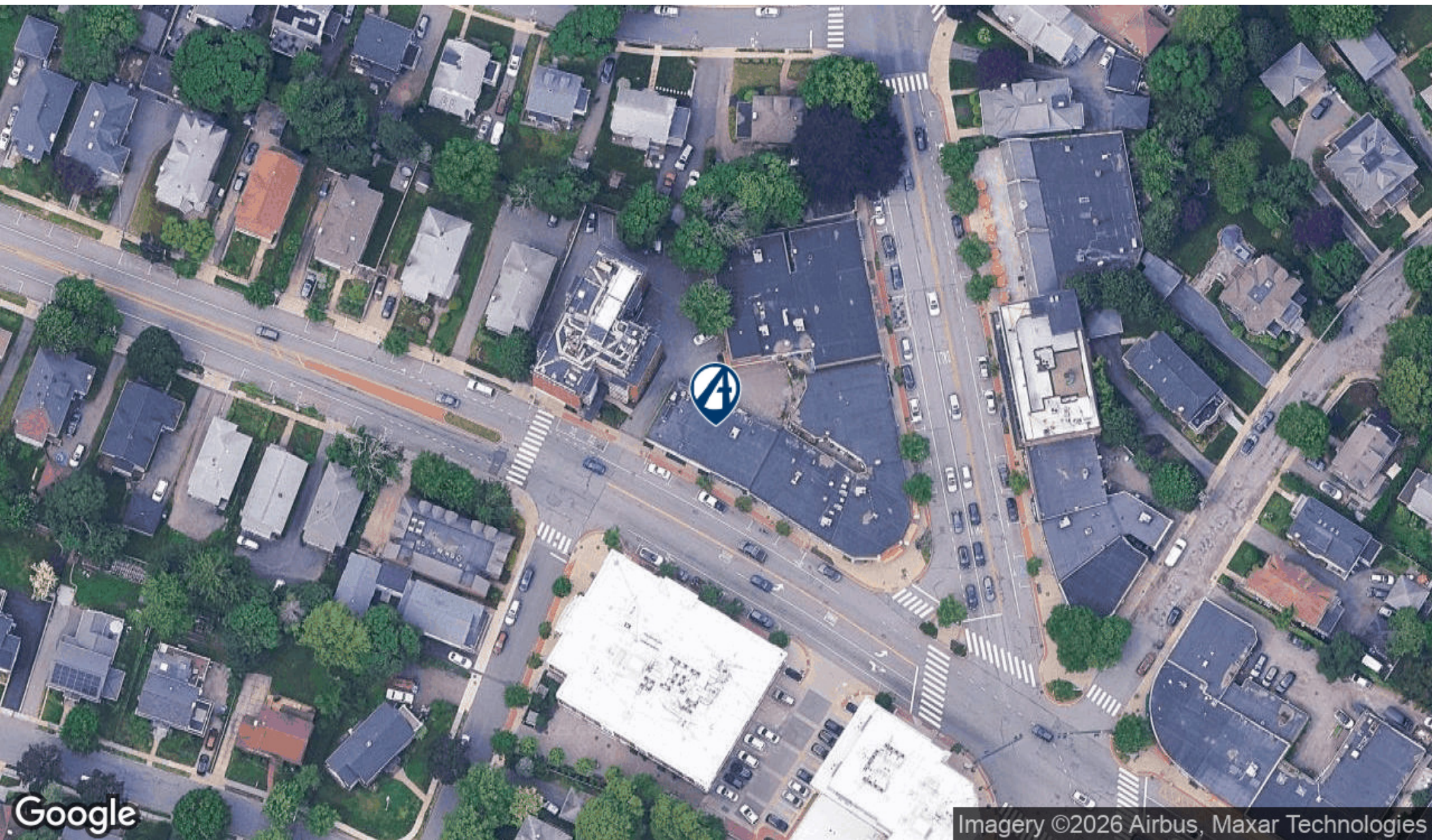
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# Aerial Map

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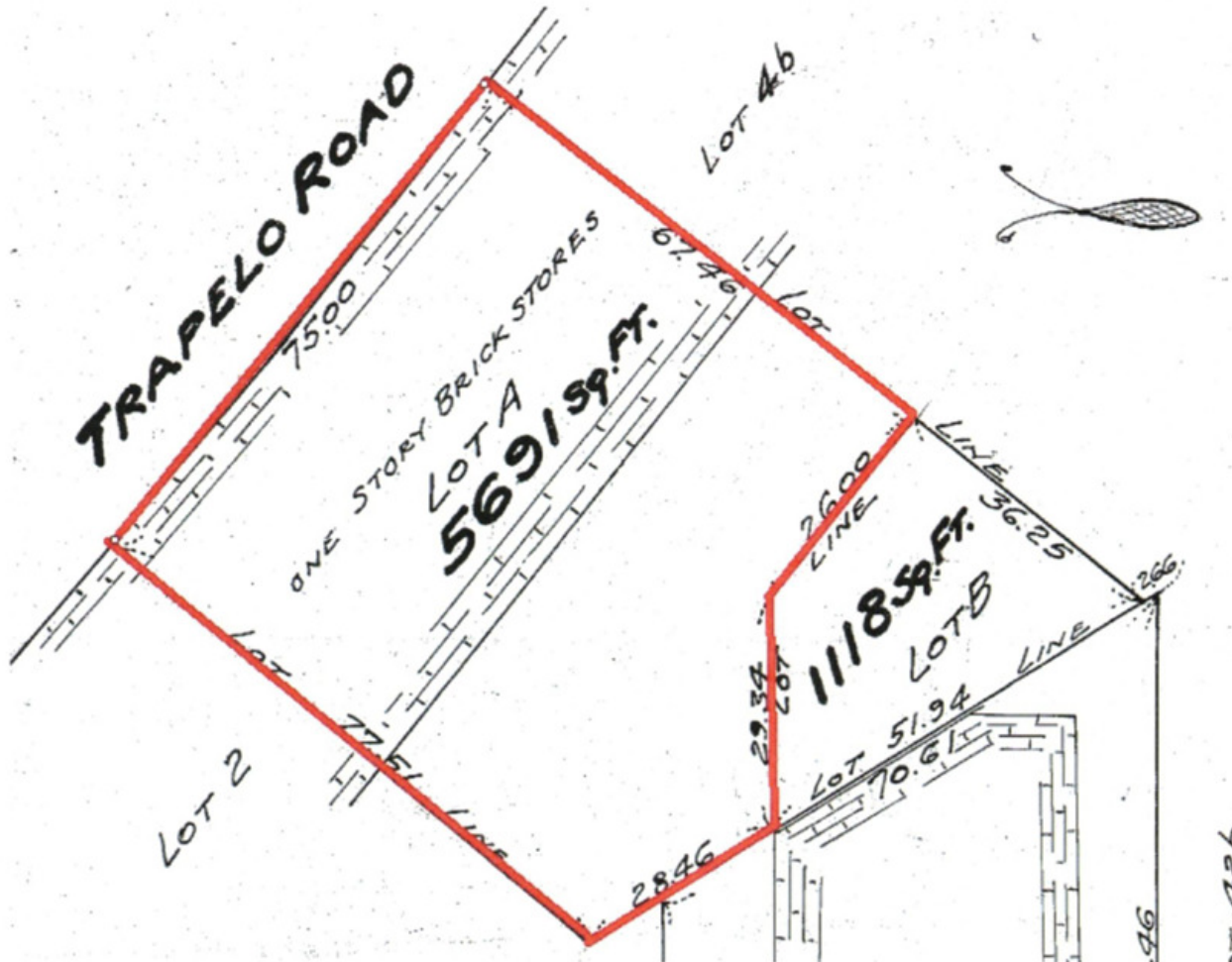
# Site Plans

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## Site Summary

The site offers average utility compared to other similarly improved sites. The site has a paved area behind the building, however, there is no access to this area other than over an abutting driveway at 125 Trapelo Road, a residential condominium development directly west of the subject. I noted no landscaping or other site improvements, and the building covers the front the lot as shown in the following exhibits.



117-121 TRAPELO ROAD, BELMONT

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# Rent Roll and P&L

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Rent Roll		2025
	Monthly	Annual
Mark & Toni's	\$5,375	\$64,500
Haven & Hair	\$2,600	\$31,200
<b>Total Income</b>		<b>\$95,700</b>
Expenses		
Real Estate Tax		\$16,368
Drive way Fee		\$3,600
Insurance		\$4,423
Repairs-Maintenance		\$300
<b>Total Expenses</b>		<b>\$24,503</b>
<b>Net Operating Income (NOI)</b>		<b>\$71,009</b>

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# Lease Abstract

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Lease Abstract				
Tenant	Beginning	End	Options	Terms
Mark & Toni's	8/1/01	11/1/26	2 Five year options	Tenant pays 63% of RE Tax; annual CPI increase NTE 4% 100% of water/sewer; Resp for trash & snow removal
Haven & Hair	9/1/22	8/31/27	(1) 5 year option exercised before 12-1-26 mutual agreement on rent	Pays 37% of increase in taxes over base year 2022, Base year tax \$10,032.100% of water/sewer, cleaning and all utilities. 1 parking space. Responsible for snow and trash removal.

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# Area Analytics

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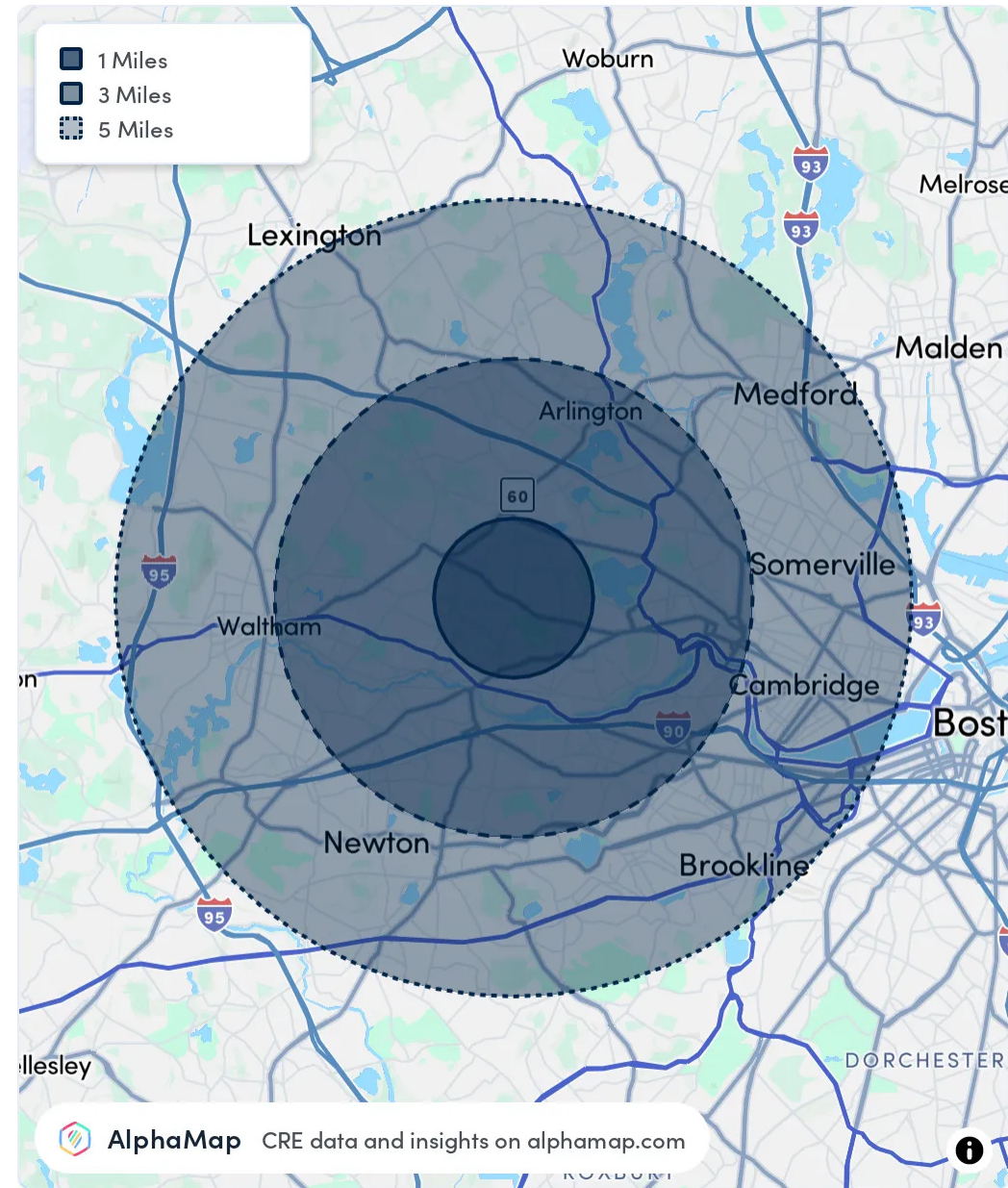
Population	1 Mile	3 Miles	5 Miles
Total Population	30,029	251,316	666,385
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	40

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	12,315	104,246	269,212
Persons per HH	2.4	2.4	2.5
Average HH Income	\$205,104	\$179,150	\$178,520
Average House Value	\$1,053,498	\$1,022,374	\$1,047,131
Per Capita Income	\$85,460	\$74,645	\$71,408

Map and demographics data derived from AlphaMap

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