

OFFICE BUILDING FOR SALE

113 BELMONT STREET, BELMONT MASS

BELMONT, MA 02478

Albert Bouchie
Managing Director
617.908.6775 | abouchie@advisors-commercial.com

Henry McIntyre
978.764.2656 | hmcintyre@advisorsliving.com



113 Belmont Street, Belmont Mass

BELMONT, MA 02478 | OFFICE BUILDING FOR SALE



Property Description

Introducing a prime investment opportunity in the heart of Belmont, MA. This 1,840 SF building boasts 8 units and presents a lucrative prospect for office or medical investors. Built in 1970 and zoned LB 3, the property offers immediate potential for development or leasing. Located in the desirable Belmont-Watertown area, this property enjoys strong market demand. Occupancy, available for owner user. Significant room for growth and value enhancement. Don't miss your chance to capitalize on this versatile and promising commercial real estate asset. LB3 zoning allows for residential reposition with Special Permit.

Location Description

Situated on Belmont Street at intersecting of Cambridge, Watertown and Belmont. This a main throughfare from Boston through Cambridge and west suburbs. Located on bus Line(72-73). Minutes for Harvard Square and Belmont Center.

Exterior Description

Shingle

Parking Description

5 off street

Utilities Description

Oil-electric

Construction Description

Wood frame

Power Description

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Property Highlights

- - 1,840 gross SF building
- - 8 units for versatile leasing options
- - Built in 1970 for enduring quality
- - Zoned LB 3 for flexible usage
- - Prime location in Belmont area
- - Potential occupancy for user owner with potential for growth
- - Ideal for office or medical investment
- - Strong market demand for commercial space
- - Potential for value enhancement through development

Offering Summary

Sale Price:	Subject To Offer
Number of Units:	8
Lot Size:	2,450 SF
Building Size:	1,840 SF

Demographics	1.3 Miles	3 Miles	5 Miles
Total Households	14,543	150,443	339,302
Total Population	33,780	359,263	815,998

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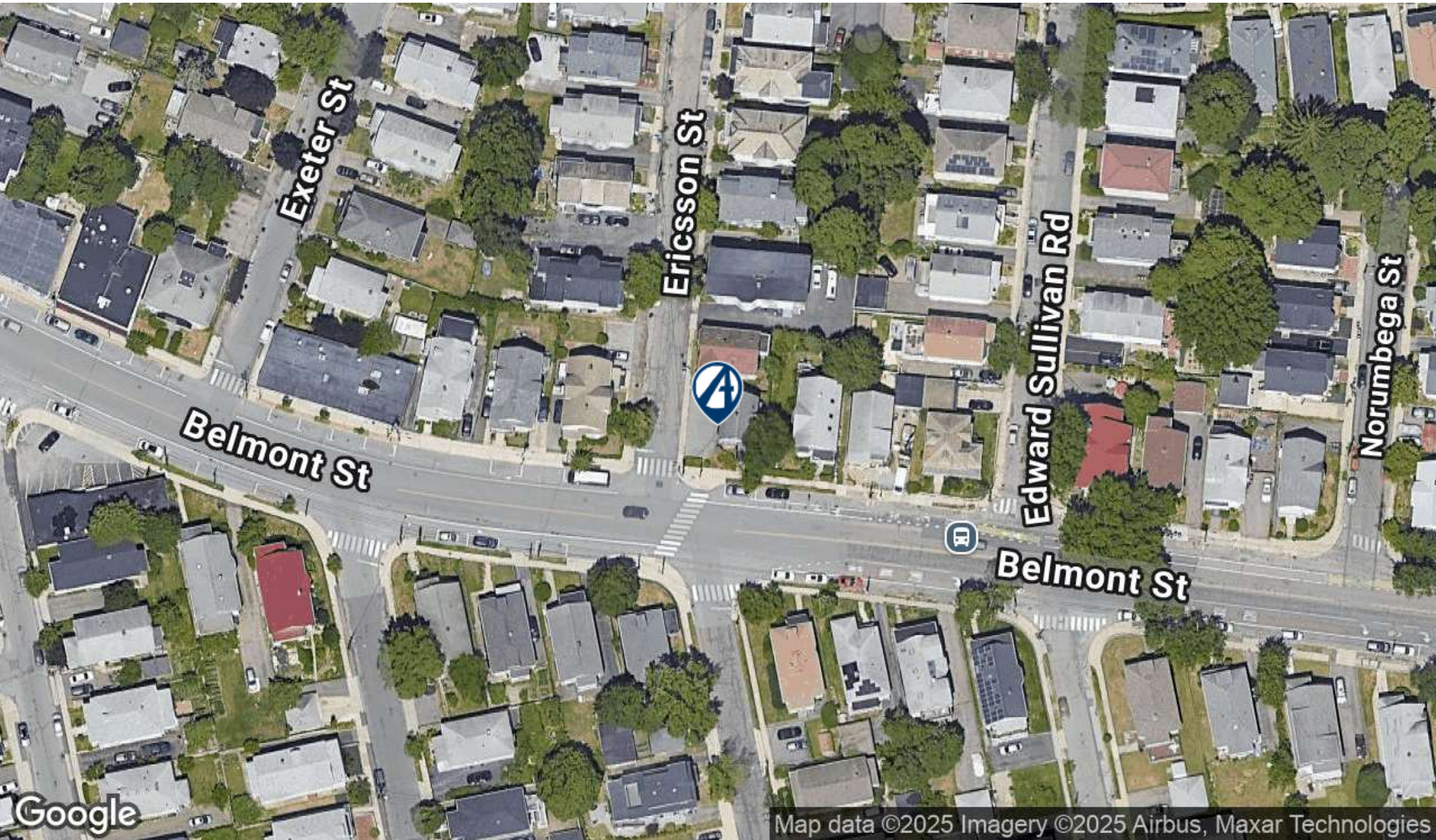
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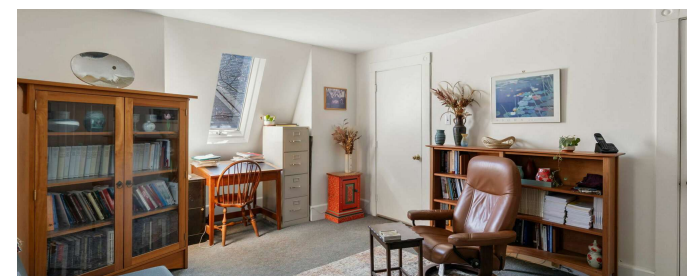
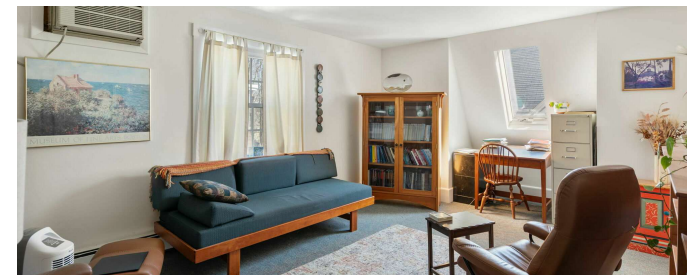
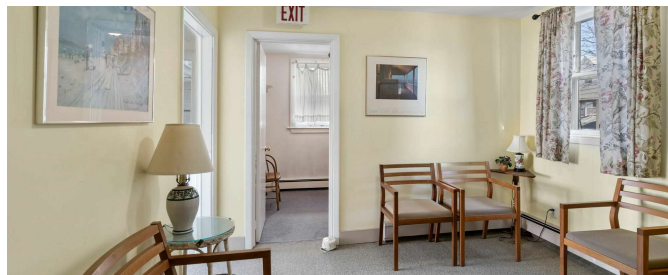
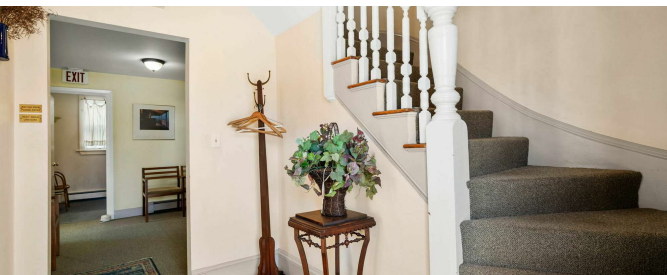
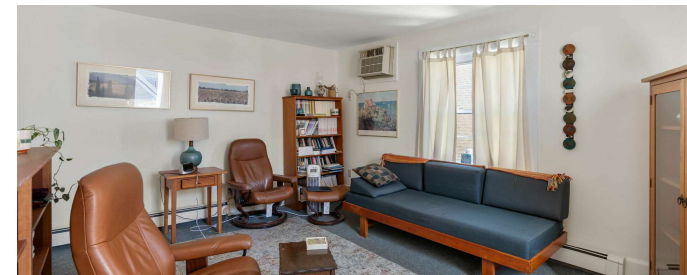
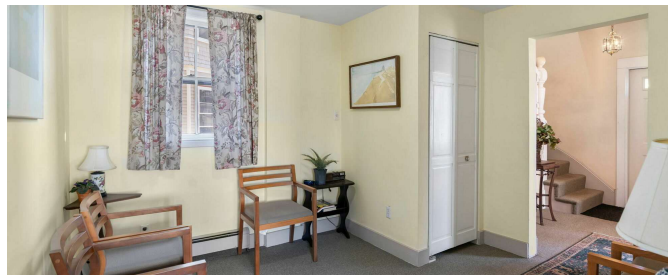
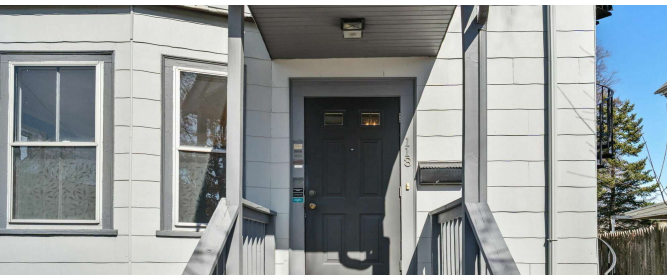
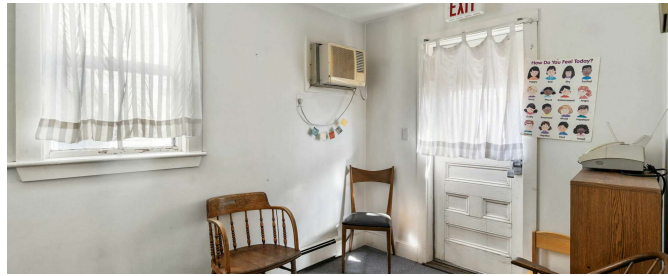
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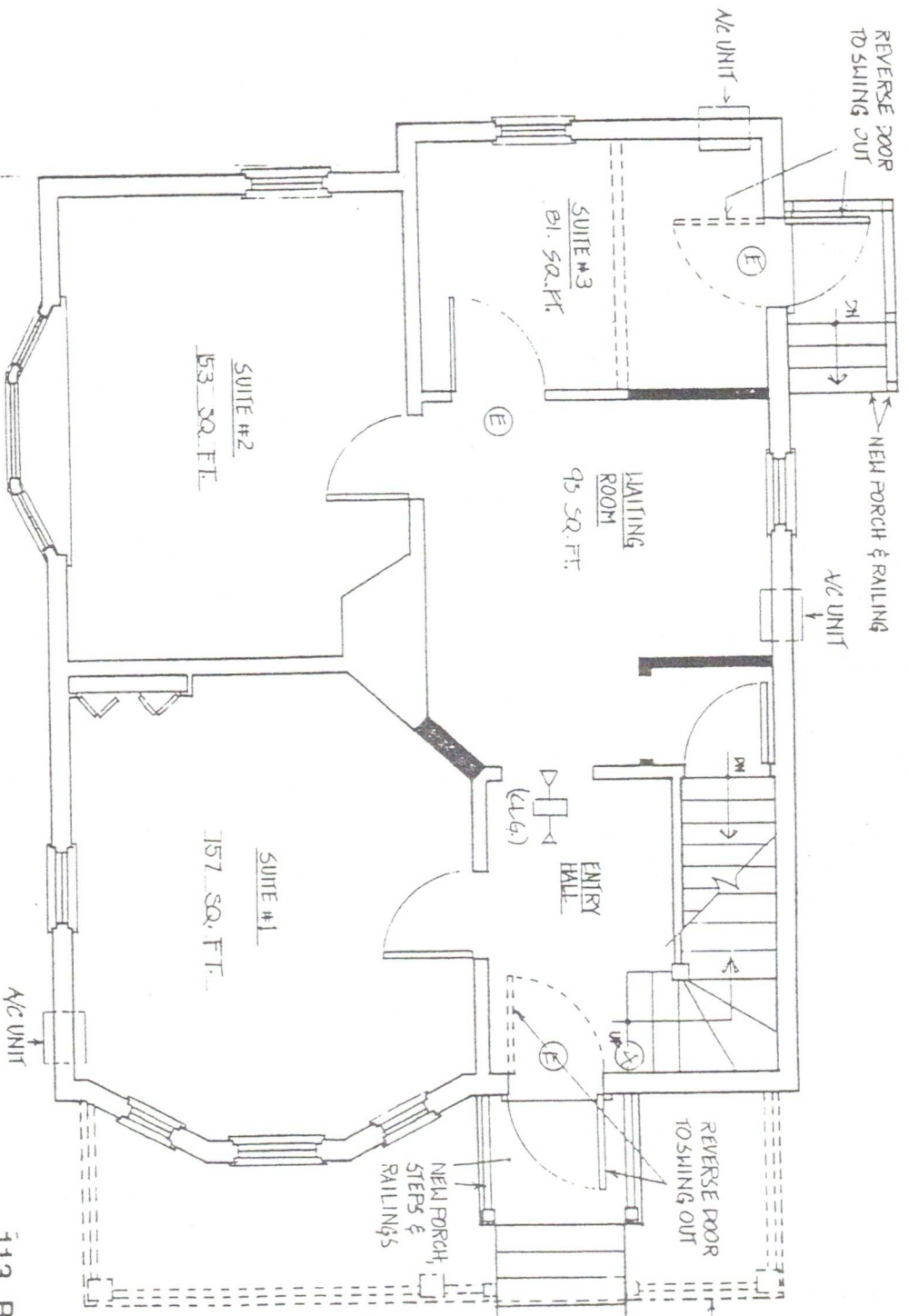
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FIRST FLOOR PLAN
682 GROSS SQ. FT.

113 BELMONT STREET
BELMONT, MA

ARCHITECT:

LANG ASSOCIATES

150 LINCOLN ST.
BOSTON, MA., 02111
(617) 423-5807

12/29/88

SCALE 1/4" = 1'-0"

A 12



- KEY:
- REMOVAL
 - NEW PARTITIONS
 - ⊕ FULL HEAD EXIT LIGHT
 - ⊖ BACK ENERGY LIGHT
 - ⊙ ILLUM. EXIT SIGN
 - ⊙ ALARM PULL STATION

REMOVE EXIST.
PORCH & STEPS

REVERSE DOOR
TO SWING OUT

A/C UNIT

REVERSE DOOR
TO SWING OUT

NEW PORCH & RAILING

A/C UNIT

WAITING
ROOM
95 SQ. FT.

SUITE #3
81 SQ. FT.

SUITE #2
53 SQ. FT.

SUITE #1
157 SQ. FT.

ENTRY
HALL
(41 sq.)

A/C UNIT

NEW PORCH
STEPS &
RAILINGS

REMOVE EXIST.
PORCH & STEPS

REVERSE DOOR
TO SWING OUT

A/C UNIT

REVERSE DOOR
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NEW PORCH & RAILING

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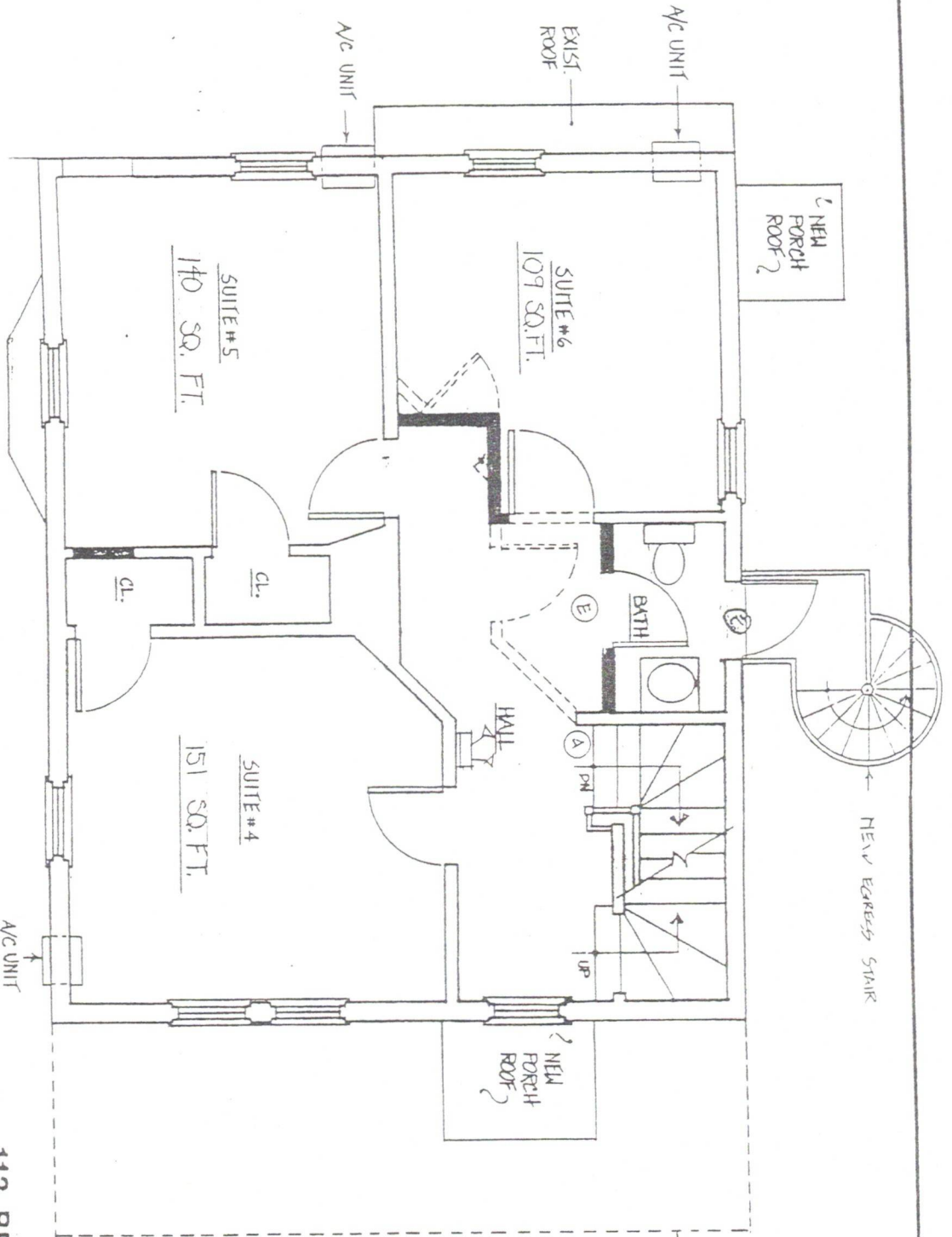
SUITE #2
53 SQ. FT.

SUITE #1
157 SQ. FT.

ENTRY
HALL
(41 sq.)

A/C UNIT

NEW PORCH
STEPS &
RAILINGS



SECOND FLOOR PLAN
 650 GROSS SQ. FT.

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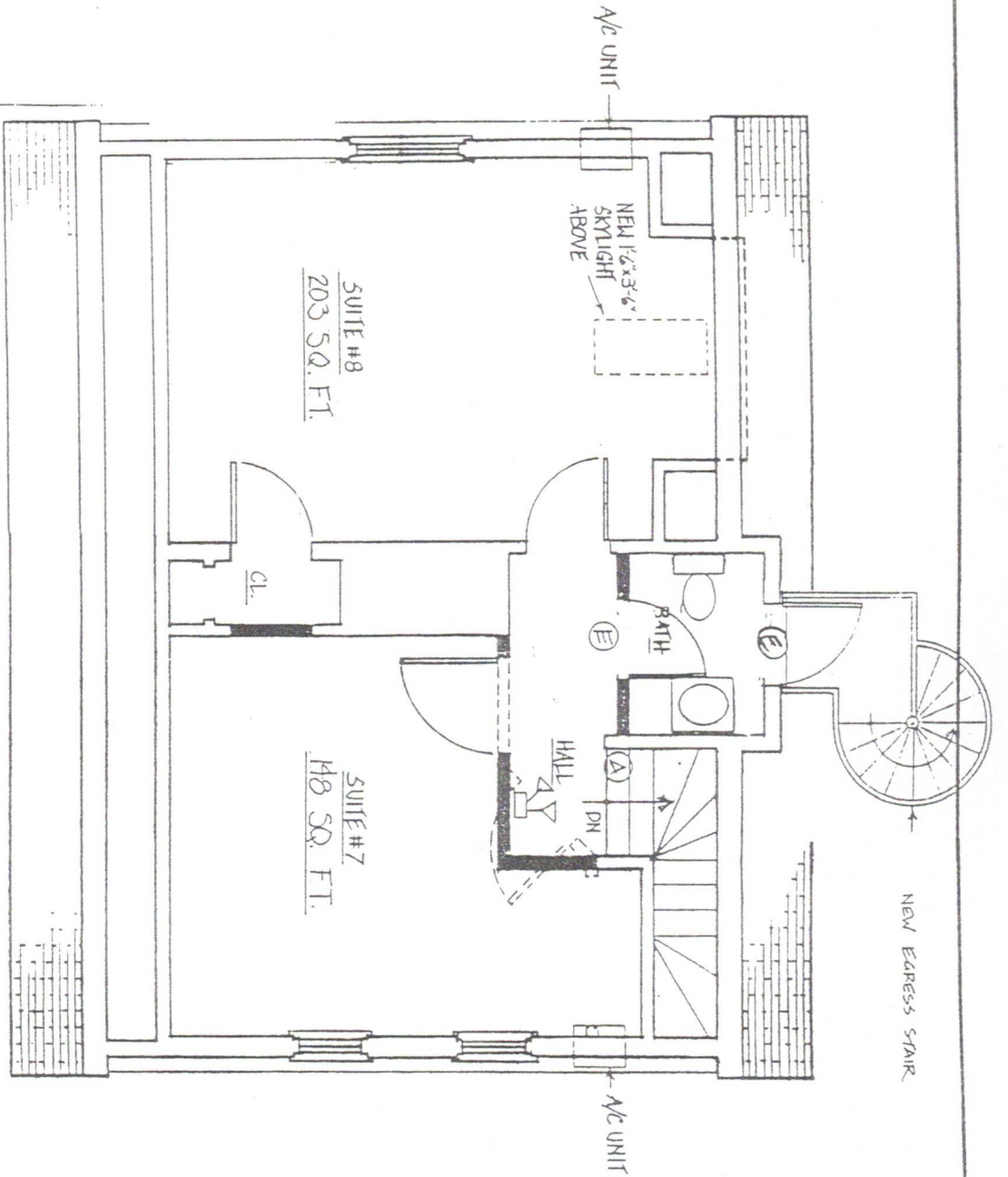
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 BOSTON, MA., 02111

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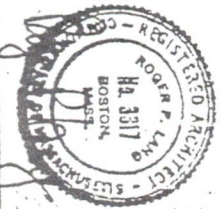
SCALE: 1/4" = 1'-0"

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THIRD FLOOR PLAN
 508 GROSS SQ. FT.



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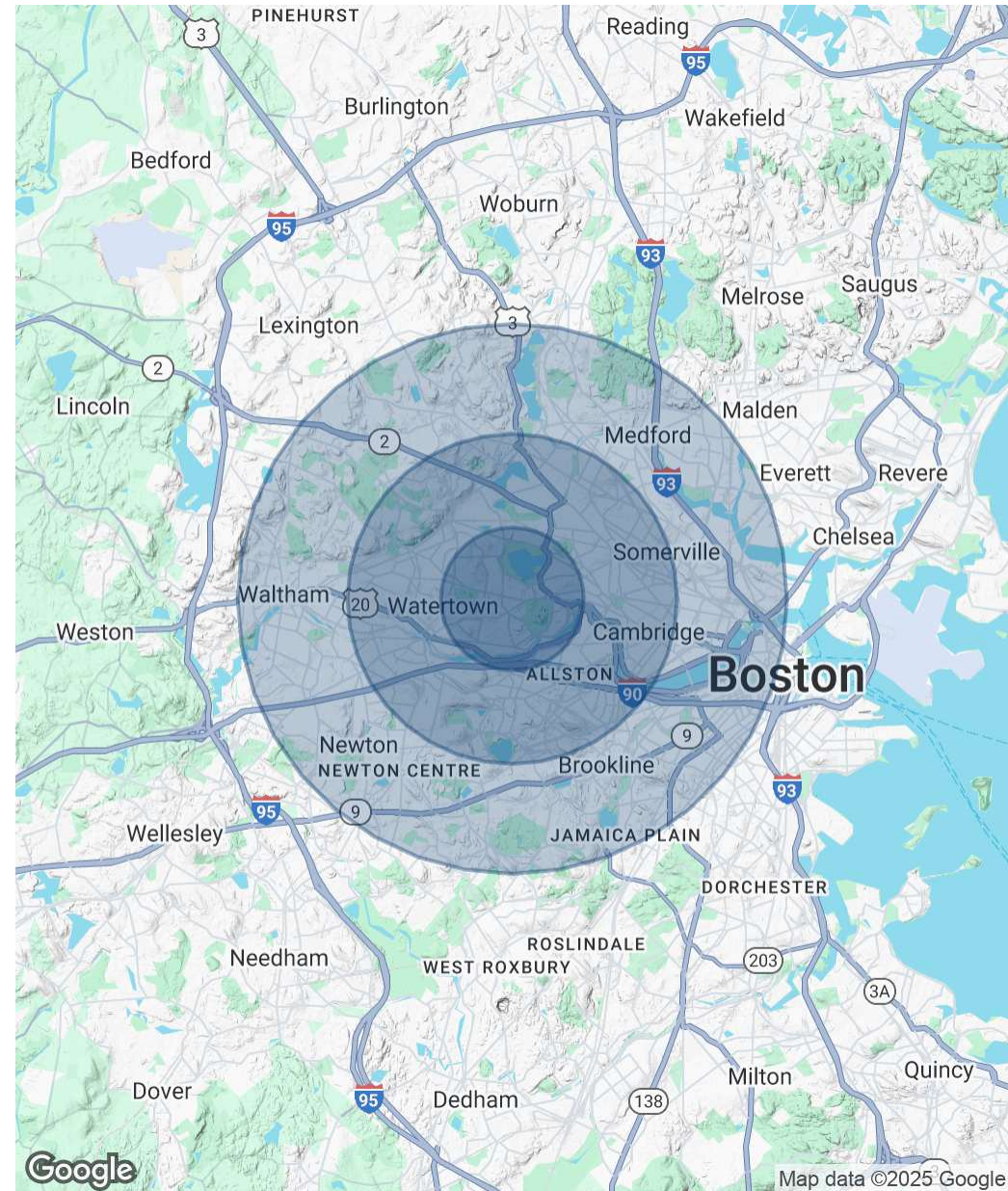
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Population	1.3 Miles	3 Miles	5 Miles
Total Population	33,780	359,263	815,998
Average Age	42	38	38
Average Age (Male)	41	37	37
Average Age (Female)	44	39	39

Households & Income	1.3 Miles	3 Miles	5 Miles
Total Households	14,543	150,443	339,302
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$190,694	\$168,510	\$167,549
Average House Value	\$1,095,720	\$1,059,004	\$1,043,063

Demographics data derived from AlphaMap



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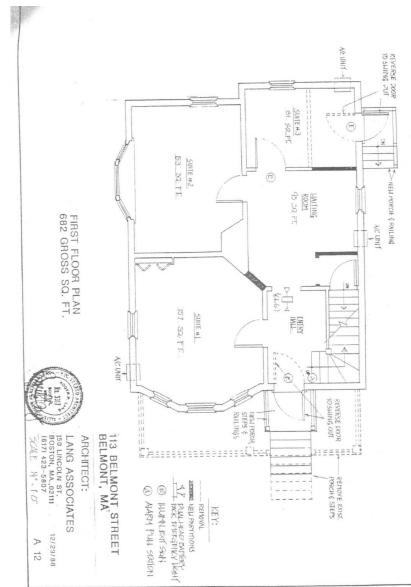
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Legend

Lease Information

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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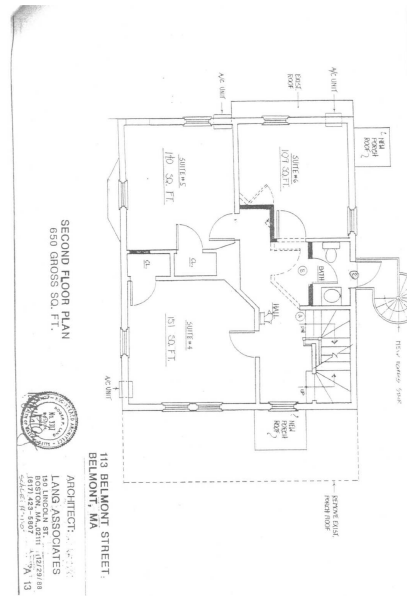
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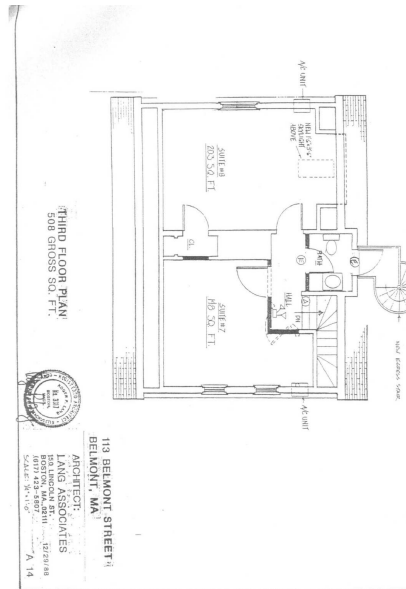
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