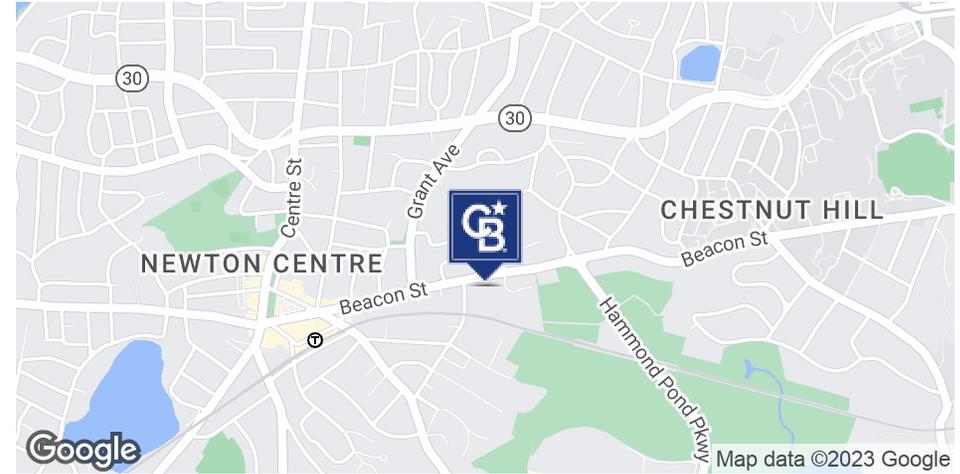
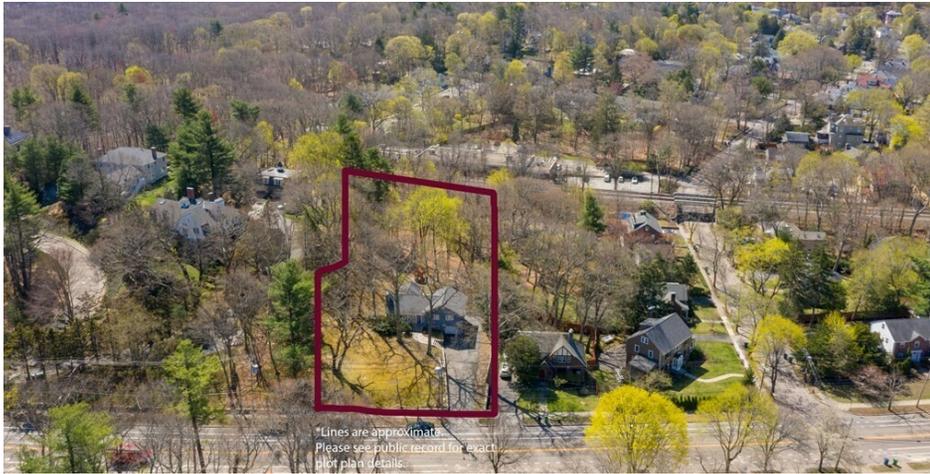


SALE

PRIME 1.2 +/- ACRE LAND IN ULTRA-DESIRABLE NEWTON CENTRE/CHESTNUT HILL LOCATION

608 Beacon Street Newton, MA 02459



PROPERTY DESCRIPTION

Unique opportunity for investors, builders or contractors! Almost 55,000 sqft of land with very wide frontage. Newton Centre location, a rare offering with flexibility. The home itself is updated, 9 Room, 4 Bed, 2 bath, 1 car garage, with finished basement. 2,810 sqft of living space. Walking distance Newton Centre shopping, restaurants, banks, and public transportation. Easily take the green line train to downtown. Close to public schools, and minutes to Boston College.

PROPERTY HIGHLIGHTS

- Premier location where Newton Centre meets Chestnut Hill
- Rare 1.2 +/- acre lot
- Minutes to the best of shopping and dining in Newton/Chestnut Hill.

OFFERING SUMMARY

Sale Price:	\$3,250,000
Lot Size:	1.2 Acres
Zoning:	SR1

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,463	5,419
Total Population	832	3,702	18,129
Average HH Income	\$187,657	\$212,222	\$230,994

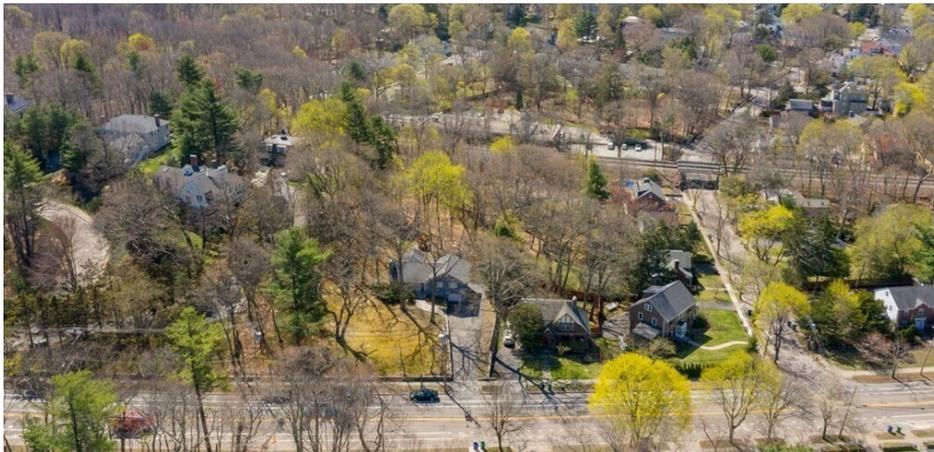
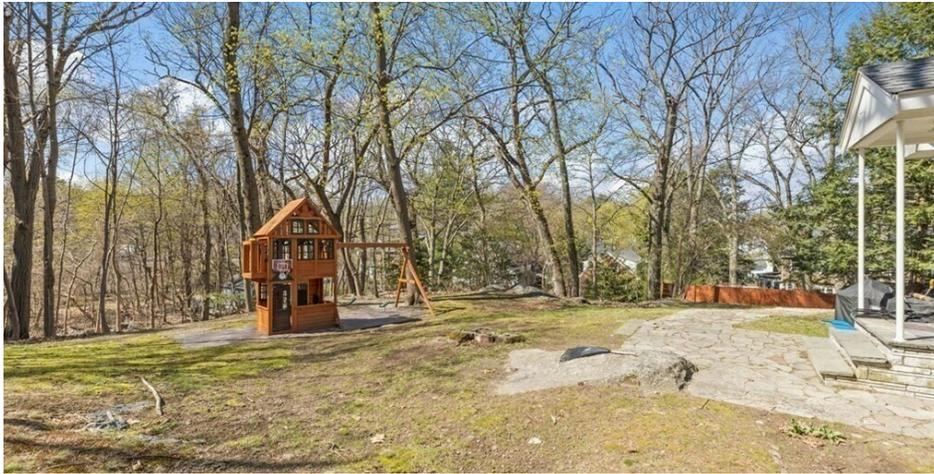
Todd Glaskin
617 843 5685



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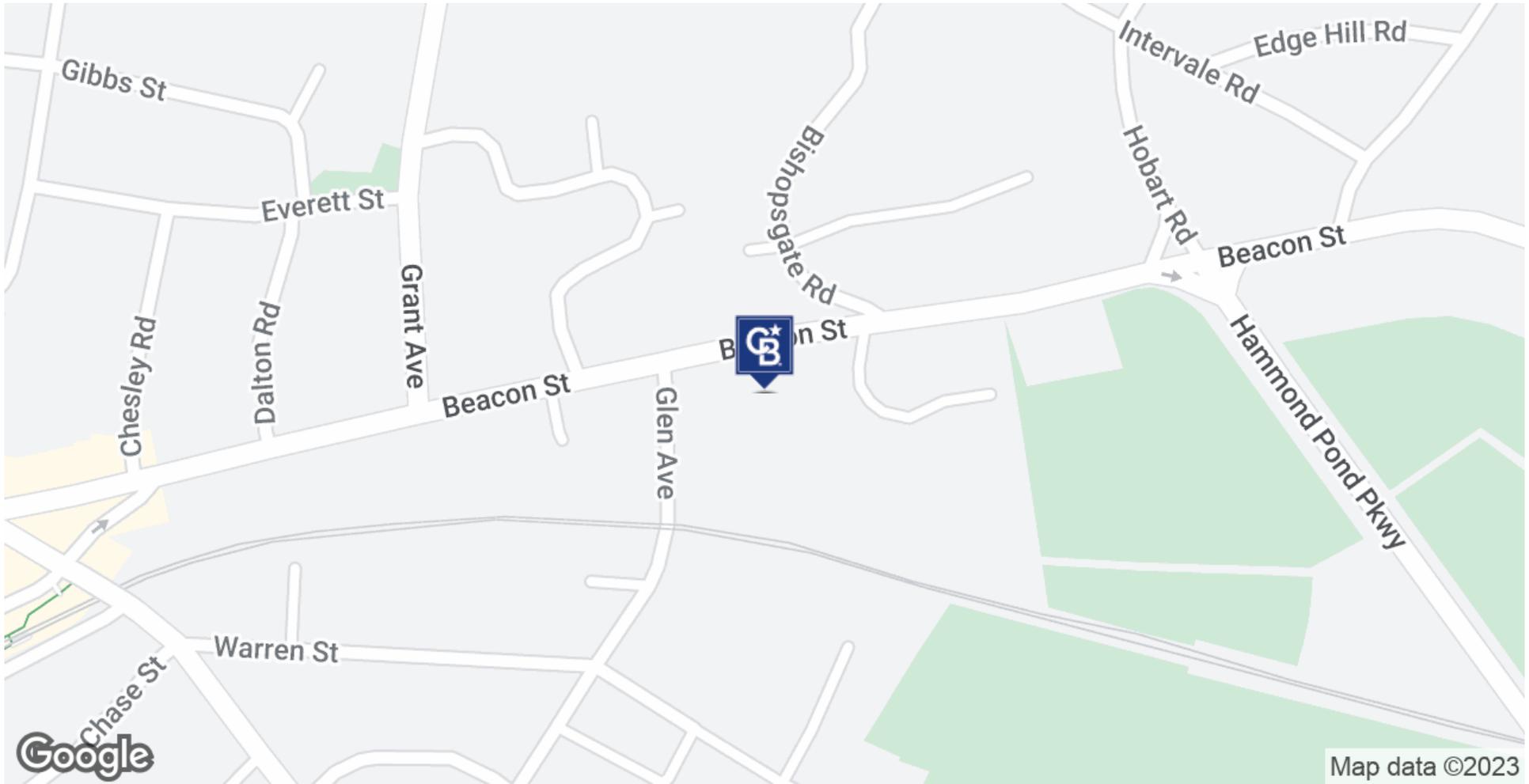


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SALE

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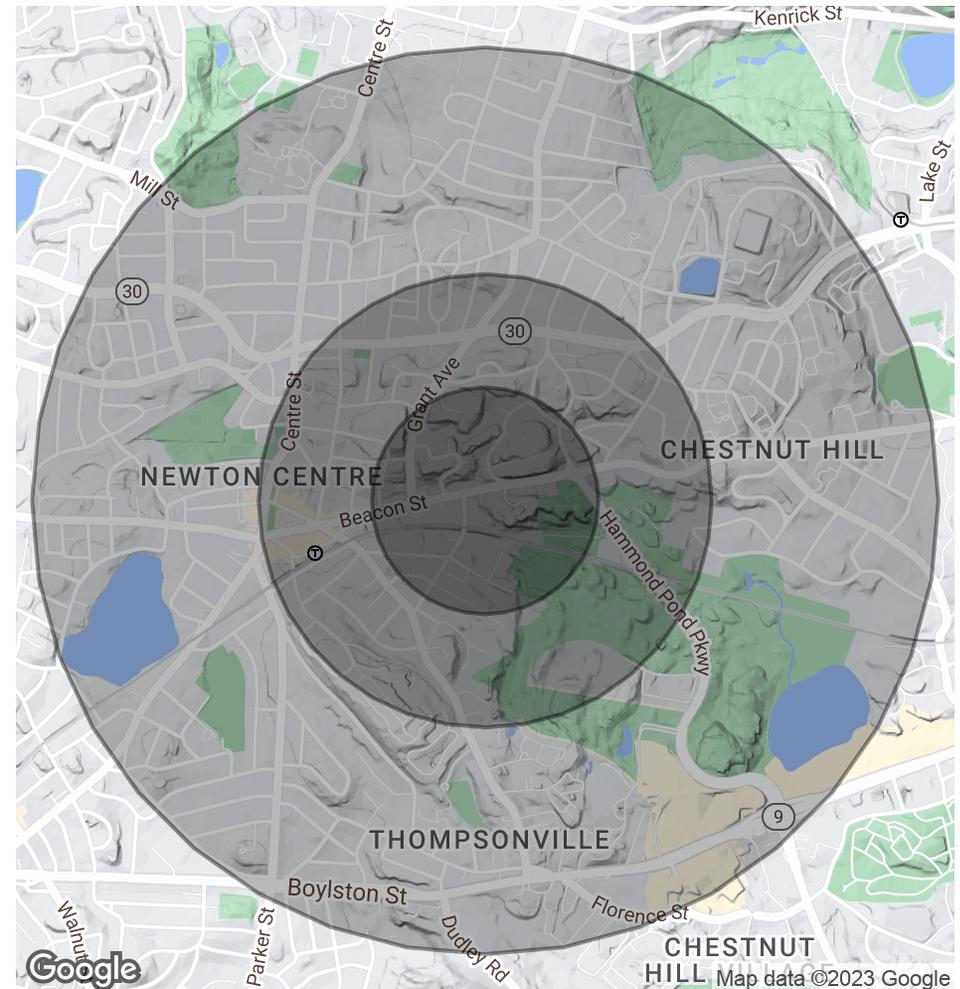
PRIME 1.2 +/- ACRE LAND IN ULTRA-DESIRABLE NEWTON CENTRE/CHESTNUT HILL LOCATION

608 Beacon Street Newton, MA 02459

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	832	3,702	18,129
Average Age	47	45.7	38.9
Average Age (Male)	49.7	47.9	38.5
Average Age (Female)	40.8	41	38

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,463	5,419
# of Persons per HH	2.3	2.5	3.3
Average HH Income	\$187,657	\$212,222	\$230,994
Average House Value	\$1,213,880	\$1,175,078	\$1,127,452

* Demographic data derived from 2020 ACS - US Census



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