

**FOR
SALE**

334 PLEASANT STREET BELMONT, MA



11,500 SF RETAIL/OFFICE BUILDING

» The Stubblebine Company is pleased to offer 334 Pleasant Street, Belmont MA for sale:

- Conveniently located one (1) minute from Route 2
- Located within a short drive to Boston
- Great frontage on Pleasant Street and Brighton Street
- High traffic volume



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

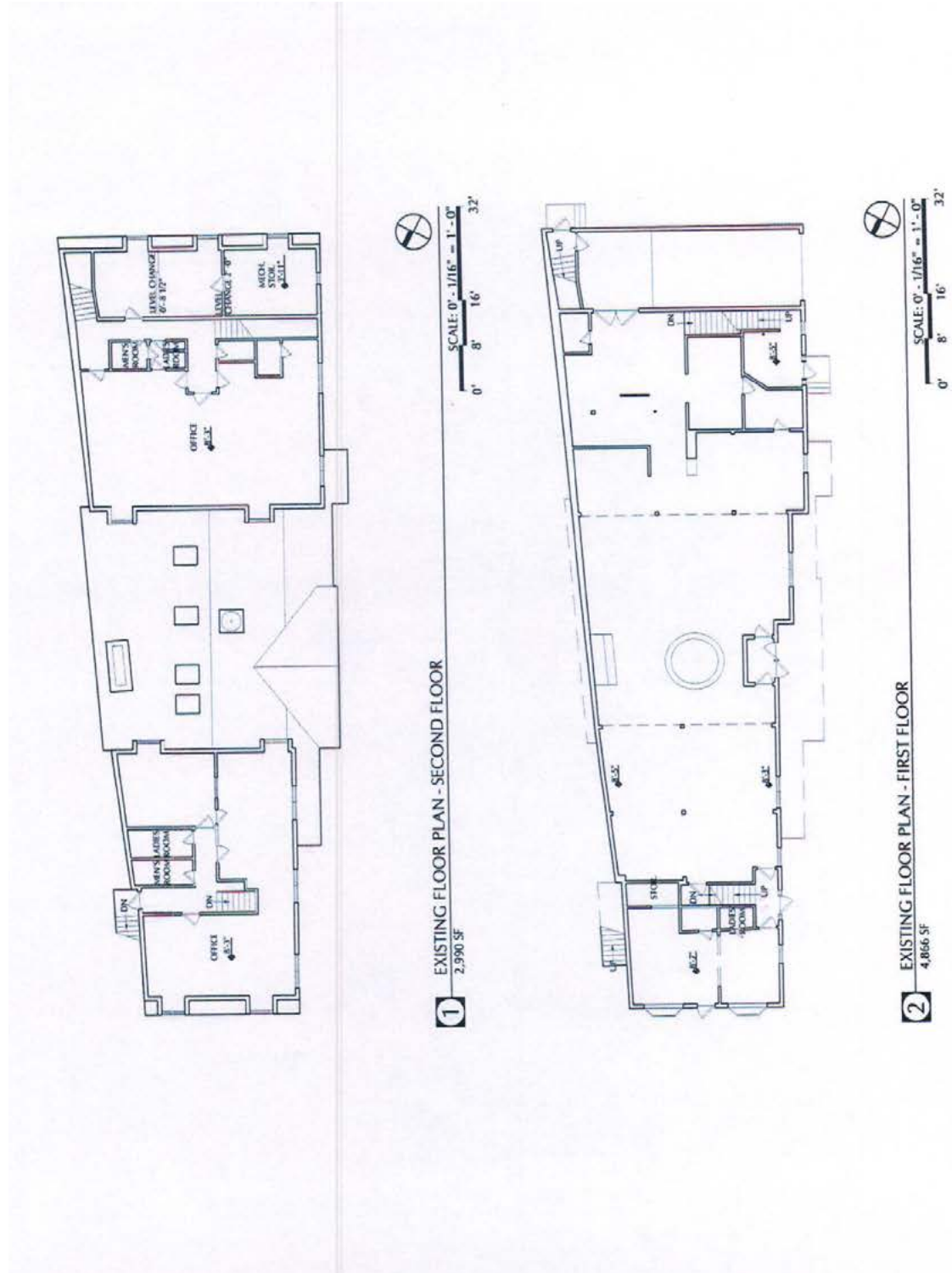
TOTAL SIZE	11,500 SF
AVAILABLE	11,500 SF
YEAR BUILT	1980
CONSTRUCTION	Steel and concrete
HVAC	Updated split systems 2016
ZONING	LB3: Local Business 3
UTILITIES	City water and sewer
TAXES:	\$1.93/SF (2019)
PARKING	15 parking spaces
FRONTAGE	163' on Brighton Street and 47' on Pleasant Street
SALE PRICE	\$2,750,000 (\$239.13/SF)



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FLOOR PLAN



PLAN 44 OF 1971

PLEASANT STREET

BRIGHTON STREET

PROPOSED CURB

REMOVE CURB

NEW FENCE

2 SPACES

26.50' WINDOW WELL

87.00'

22.40' (P)

3.36'

RAISED STAIRS

2.35'

N/F TA MING YUN YING H FANG & HUA FANG

N/F LYTVANOVA TE YULIA ANDREY POLIN

N/F KEMERER TE BRIAN L MARY BETH HODGE

N/F MEI TE ALVIN

EXISTING BUILDING

PROPOSED ADDITION

ROOF TO BE RAZED

LOT AREA 14,385.5 S.F.

15 SPACES

42.77'

16.5' (P)

14.4' (P)

102.71' (P)

56°24'28" W

5.93'

44.10' WALKWAY

HEIGHT = 130.4'

48.50' RAZED FL = 98.35'

2 H.C.

102.71' (P)

56°24'28" W

5.93'

1.88'

113.50' (P)

36°17'24" E

177' (P)

36°57'00" E

22.40' (P)

1.0'

2.35'

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CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



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LOCATION



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CONTACT

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ELLEN GARTHOFF 978-760-1263

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Distance To



.2
miles



3.8
miles



5.4
miles