

210 MOODY STREET

WALTHAM, MA



9,345 SF

RETAIL BUILDING FOR SALE



CONTACT:

CHRIS MICHNIEWICZ 774.994.1698
ELLEN GARTHOFF 978.760.1263
DAVID STUBBLEBINE 617.592.3391
JAMES STUBBLEBINE 617.592.3388

CHRIS@STUBBLEBINECOMPANY.COM
ELLEN@STUBBLEBINECOMPANY.COM
DAVID@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

9,345 SF RETAIL BUILDING FOR SALE

PROPERTY HIGHLIGHTS

- SITUATED A QUARTER MILE FROM ROUTE 20
- CONVENIENTLY LOCATED LESS THAN 2 MILES FROM I-95
- BUILDING FAR: 0.63
- WITHIN WALKING DISTANCE TO NEW RESIDENTIAL DEVELOPMENTS (785 UNITS IN 3 COMPLEXES)
- IDEAL LOCATION FOR RESTAURANT, RETAIL AND HOTEL OPPORTUNITIES

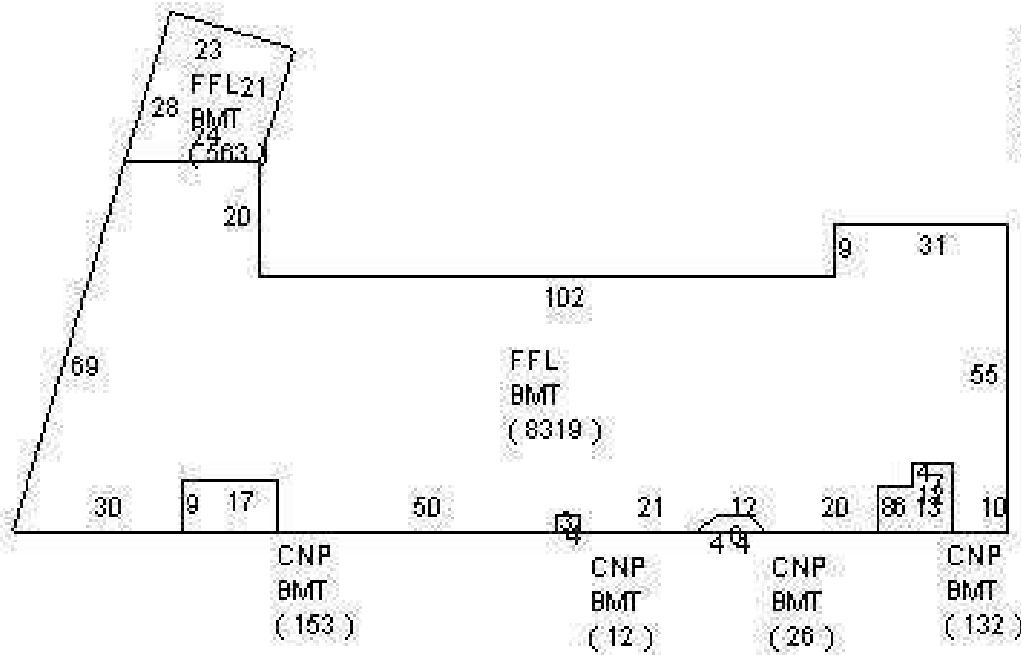
PROPERTY SPECIFICATIONS

BUILDING SIZE/AVAILABLE	9,345 SF
LAND	0.28 ACRES
YEAR BUILT	1880
BUILDING HEIGHT	80 FT PERMITTED
CONSTRUCTION	STUCCO/MANSONRY
ZONING	COMMERCIAL RETAIL (HOTEL BY RIGHT)
UTILITIES	MUNICIPAL WATER/SEWER
HEAT	NATURAL GAS FORCED HOT AIR
ROOF	TAR AND GRAVEL
PARKING	ON STREET; 400 SPACE MUNICIPAL LOT CONTIGUOUS WITH SITE
TRANSPORTATION	BUS LINE; WALKING DISTANCE TO MBTA COMMUTER RAIL

ADDITIONAL PHOTOS

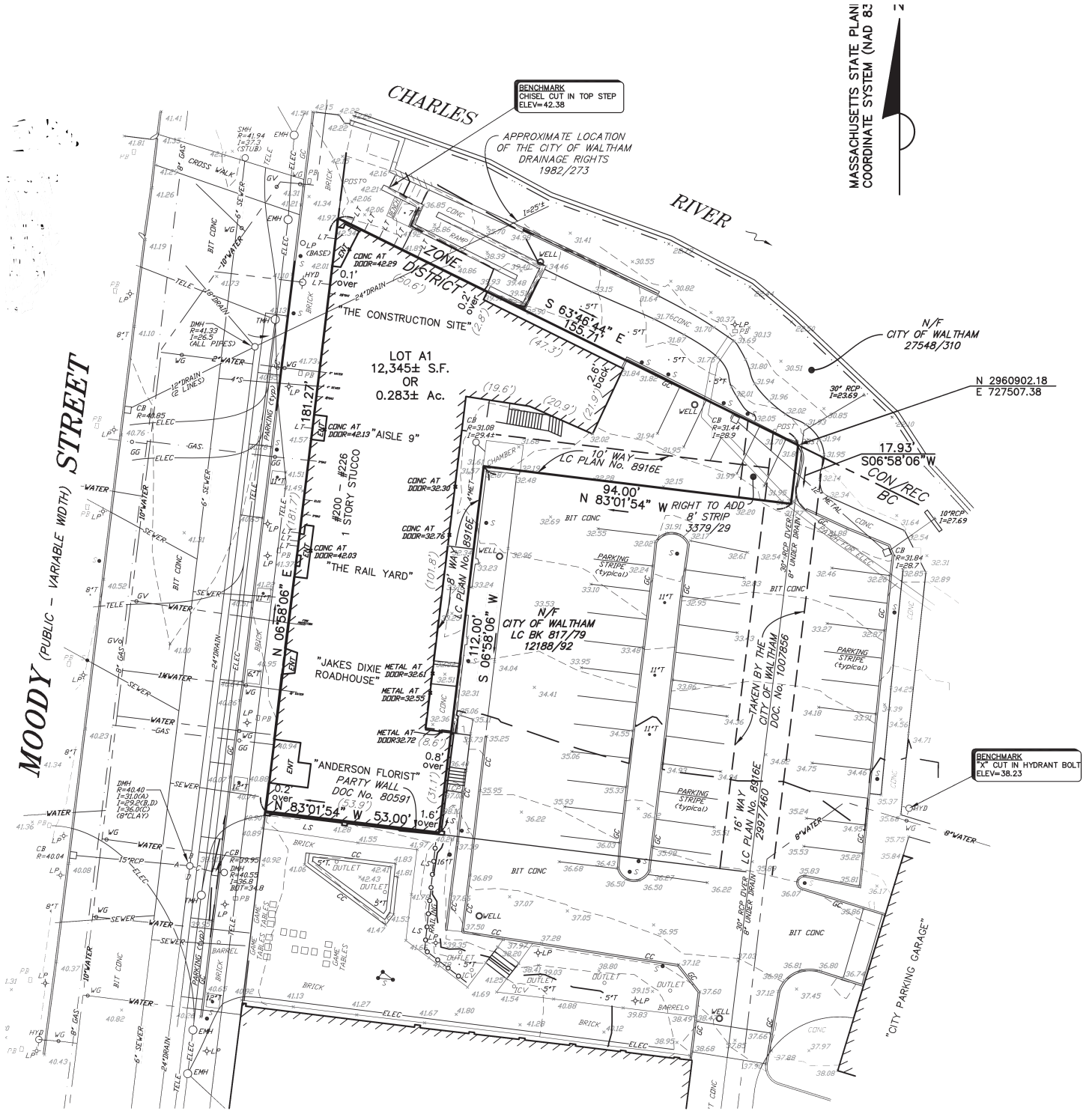


FLOOR PLANS



Sum Area By Label :
FFL = 8881
BMT = 9204
CNP = 323

SITE PLAN



MASSACHUSETTS STATE PLANI
COORDINATE SYSTEM (NAD 83)



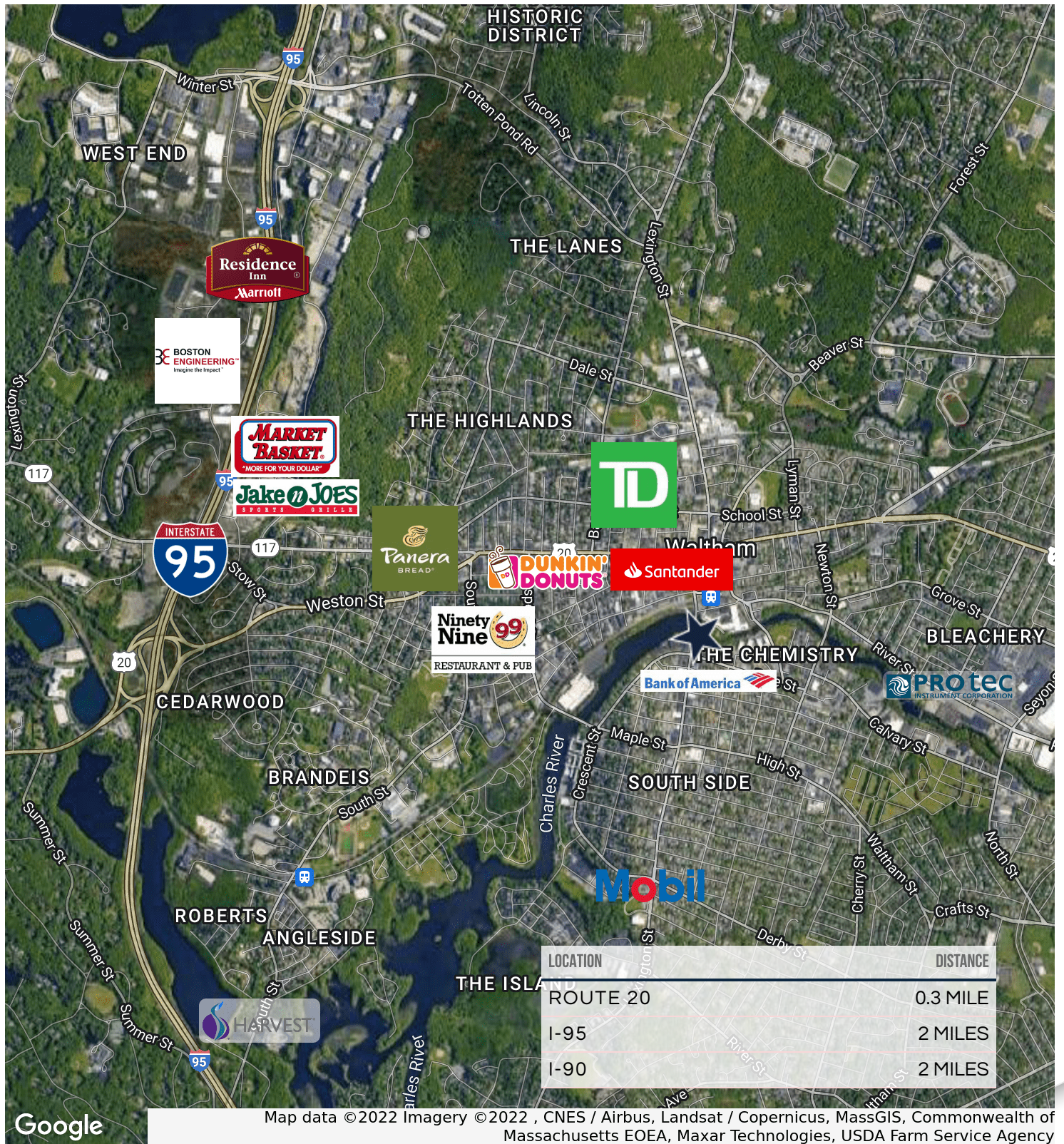
BENCHMARK
CHISEL CUT IN TOP STEP
ELEV=42.38

APPROXIMATE LOCATION
OF THE CITY OF WALTHAM
DRAINAGE RIGHTS
1982/273

N 2960902.18
E 727507.38

BENCHMARK
"X" CUT IN HYDRANT BOLT
ELEV=38.23

LOCATION MAPS



Map data ©2022 Imagery ©2022, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency

210 MOODY STREET

WALTHAM, MA



CONTACT:

CHRIS MICHNIEWICZ	774.994.1698	CHRIS@STUBBLEBINECOMPANY.COM
ELLEN GARTHOFF	978.760.1263	ELLEN@STUBBLEBINECOMPANY.COM
DAVID STUBBLEBINE	617.592.3391	DAVID@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL