

210 MOODY STREET

WALTHAM, MA



FOR SALE

RETAIL SITE WITH
RETAIL/OFFICE BUILD-TO-SUIT
OPPORTUNITY AVAILABLE

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Retail Site with Retail/Office Build to Suit Opportunity Available

Permits 3Q 2023 for 42-unit Hotel with 24,000 SF of Retail Available

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

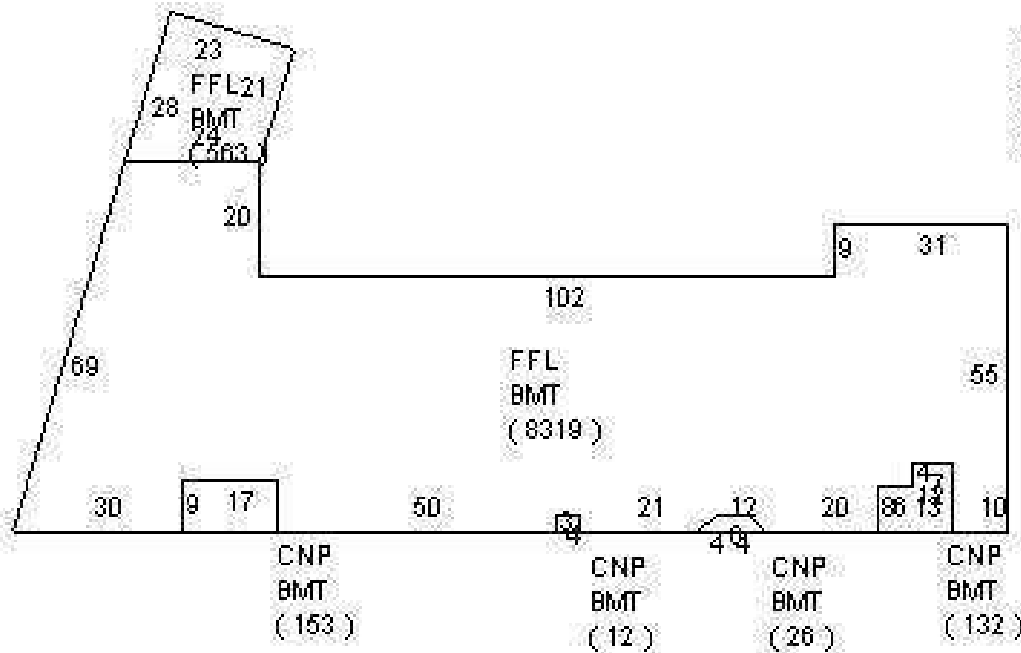
PROPERTY SPECIFICATIONS

LAND	0.28 ACRES
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

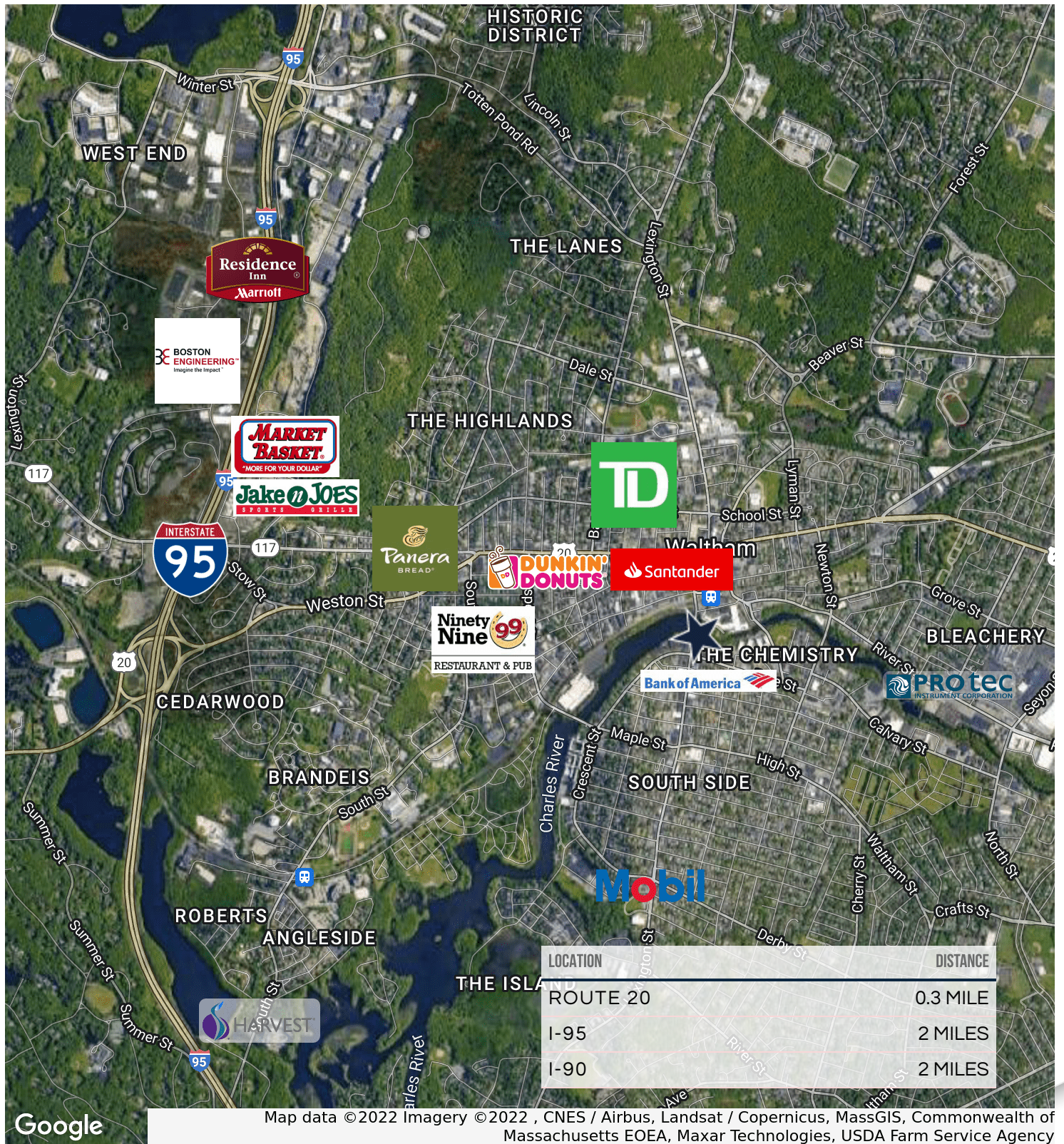


FLOOR PLANS



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

LOCATION MAPS



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