



246 BORDER STREET

EAST BOSTON, MA

FOR SALE OR LEASE | 2.13 AC OF LAND ON THE BOSTON CHANNEL

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2.13 Acres for Sale or Lease

ZONING

WMU: Waterfront Mixed-Use Subdistricts

WMU Subdistricts provide a mix of residential, commercial, and service establishments to the Neighborhood's waterfront.

PROPERTY HIGHLIGHTS

- Waterfront land with breathtaking views of Boston
- Opportunity for development to residential or mixed-use
- Opportunity for development of marina with pier length to accommodate up to approximately 50 slips
- Significant frontage and access to deep water
- Accessible deep water rights that span out into the harbor

OFFERING SUMMARY

Lot Size:	2.13 Acres
Lease Rate:	Market
Sale Price:	Market

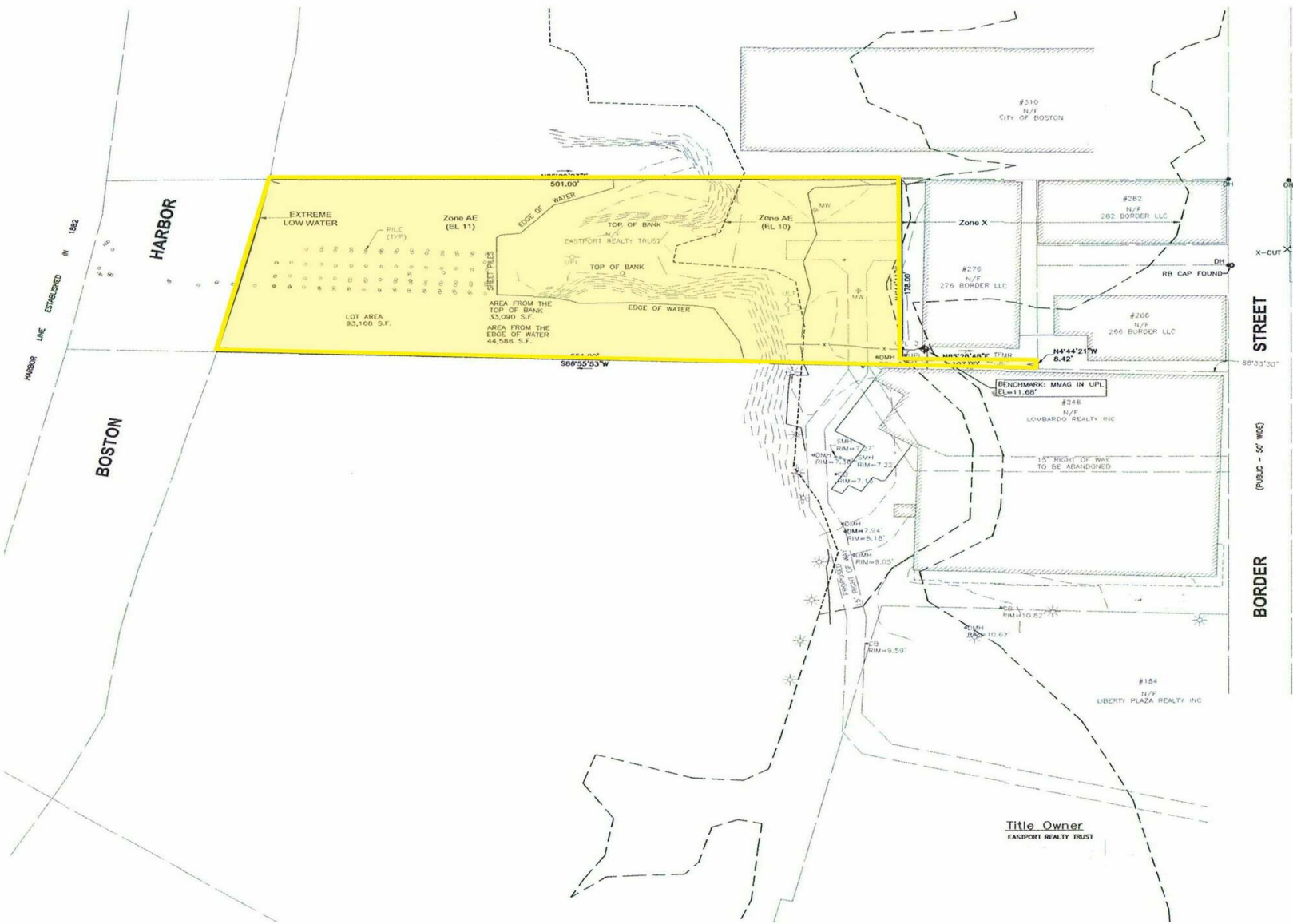
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	144,966	345,998	734,452
Total Population	338,658	844,782	1,829,840
Average HH Income	\$146,568	\$136,013	\$146,639

ALLOWED WATERFRONT & INDUSTRIAL USES

- Light Industrial or Trade Establishment
- Aquacultural Facility
- Boatyard; Boat repairs, rentals, sales and display
- Dock, slip, pier, wharf anchorage, or moorage
- Flood, water level, or tidal control facility
- Marine research and training institute
- Non-seasonal dry storage of vessels



SITE PLANS



RETAILER MAP



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