



334 PLEASANT ST

BELMONT, MA

FOR SALE | 11,500 SF FLEX/RETAIL BUILDING

- Short term leases: excellent user-sale opportunity
- 100% leased multi-tenant property
- Located just off Route 2



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

11,500 SF Flex/Retail Building on 0.33 AC for Sale

PROPERTY HIGHLIGHTS

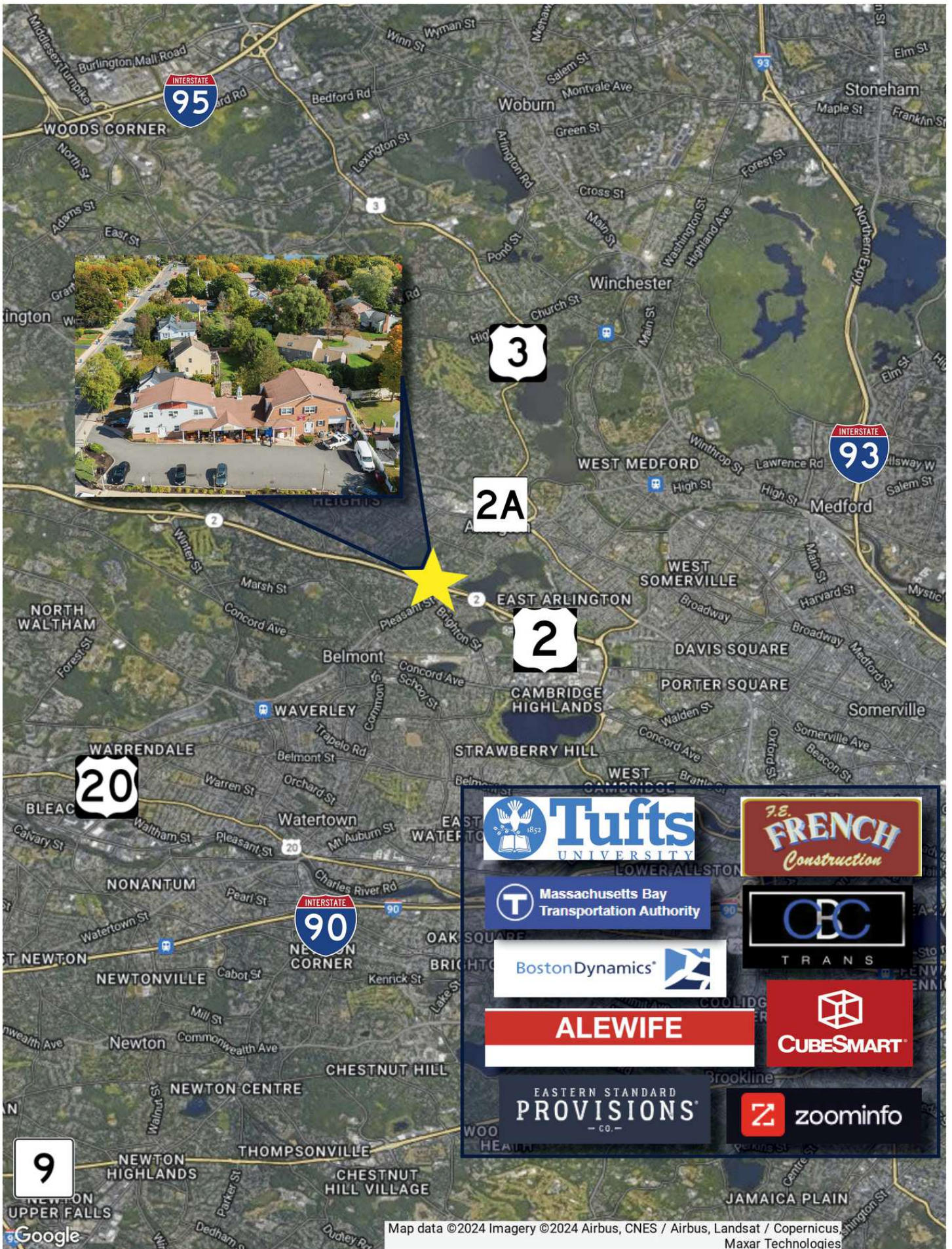
- 100% leased multi-tenant property
- Located just off Route 2
- Multiple short term leases: excellent user or investment sale opportunity

PROPERTY SPECIFICATIONS

Building Size:	11,500 SF
Lot Size:	0.33 AC
Number of Units:	4
Stories:	2
Year Built:	1980
Parking:	15 Spaces
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	89,250	252,736	724,400
Total Population	216,311	622,347	1,824,041
Average HH Income	\$198,321	\$171,995	\$159,567

334 PLEASANT LLC PROFIT & LOSS JAN-DEC 24	
ORDINARY INCOME/EXPENSE	
Income	
Rental Income	\$211,800.00
Total Income	\$211,800.00
Expense	
Business Licenses & Permits	\$520.00
Insurance Expense	\$7,903.50
Landscaping & Groundskeeping	\$3,930.00
Repairs & Maintenance	\$895.57
Taxes - Property	\$26,794.54
Utilities	\$2,316.22
Total Expense	\$42,359.83
Net Ordinary Income	\$169,440.17
Net Income	\$169,440.17





PLAN 44 OF 1971

PLEASANT STREET

NEW LOCATION OF POLE

BRIGHTON STREET

STREET



DEED REFERENCE:
BOOK 66022 PAGE 1

PLAN REFERENCE:
PLAN #44 OF 1971
LAND COURT #803A
LAND COURT 7164G
LAND COURT 22780A

THE PROPERTY SHOWN ON THIS PLAN IS IN
FLOOD ZONE "X", AND IS NOT IN A 100 YEAR
FLOOD PLAIN AS DESIGNATED BY THE FLOOD
INSURANCE RATE MAP #25017C0418E JUNE 4, 2010

PLAN OF LAND ~ BELMONT, MA

SHOWING PROPOSED SITE PLAN

BELMONT SUITES HOTEL

#334 PLEASANT STREET

DATE: 2-10-16

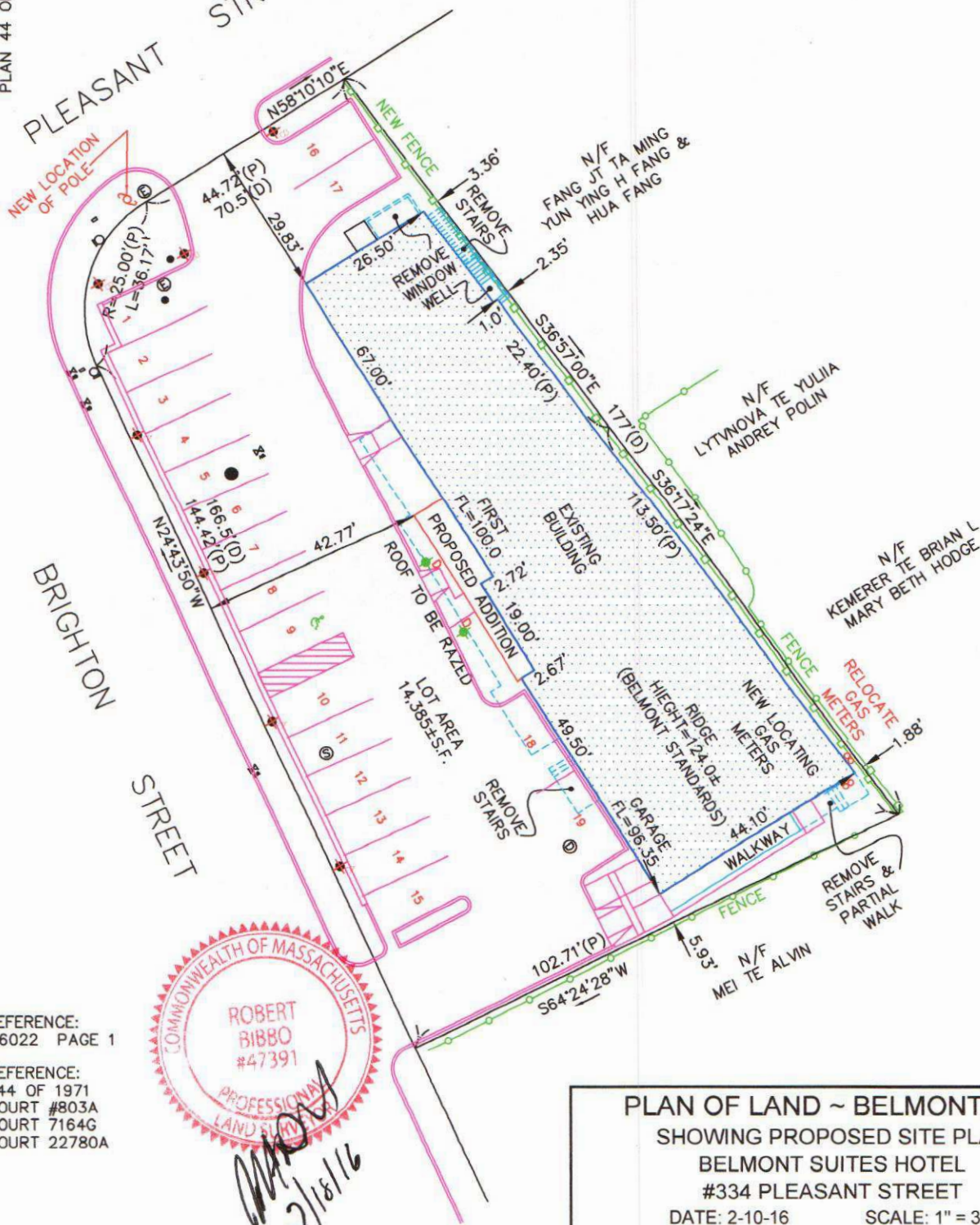
SCALE: 1" = 30'

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES
SURVEYING, ENGINEERING
& CONSTRUCTION CONSULTING

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