



3 TAYLOR ST

LITTLETON, MA

FOR SALE | 4 UNIT MIXED USE COMMERCIAL BUILDING ON 0.28 AC

DAVID BERMAN
NICK AWADA
ZACK HARDY

413.636.9055
978.799.7364
978.758.9666

dberman@stubblebinecompany.com
nawada@stubblebinecompany.com
zhardy@stubblebinecompany.com

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7,320 SF of 4 Unit Mixed Use Multifamily Building on 0.28 AC for Sale

PROPERTY HIGHLIGHTS

- 3.7 Miles to Route 225
- 1.2 Miles to Route 2
- 1.2 Miles to I-495
- 32.8 Miles to Boston

PROPERTY SPECIFICATIONS

Building Size:	7,320 SF
Lot Size:	0.28 AC
Number of Units:	4

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,935	17,623	78,784
Total Population	15,517	46,685	215,714
Average HH Income	\$207,102	\$214,549	\$207,198



FIBA
QUALITY PRODUCTS-SERVICE

jetcool
A Flex Company

WestRock
AMD

Bates
INDUSTRIAL COATINGS, INC.

PATRIOT
beverages
LLC

amazon **Qualcomm** ROMANOW

WINCHESTERSYSTEMS
CONTAINER



RENT ROLL

CURRENT INCOME

Current Income				Reported Annual Expenses	
Unit Type	Lease Term	Monthly Rent	Annual Rent	Expense	Annual Amount
Retail / Office	Vacant	-	-	Insurance	\$5,710
3 Bedroom	TAW		\$1,850	Waste	\$2,040
3 Bedroom	Fixed Term		\$2,250	Water	\$1,540
2 Bedroom	TAW		\$1,400	Taxes	\$12,532
Total Gross Current Income			\$5,500	Total Annual Expenses	\$21,822

Current Income	
Current Gross Income	\$66,000
Current NOI	\$44,178

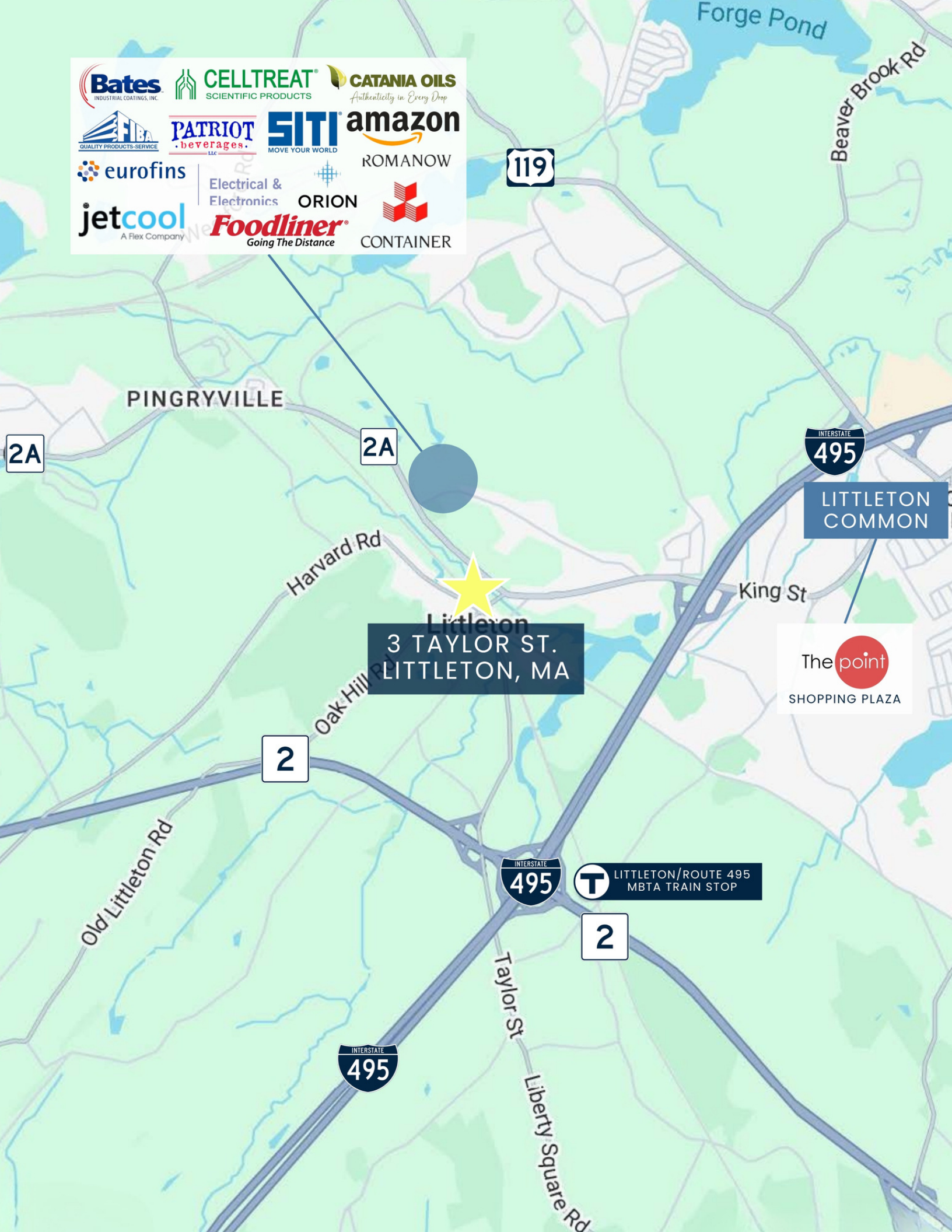
PROJECTED INCOME

Projected Market Income			
Unit Type	Lease Term	Monthly Rent	Annual Rent
Retail / Office	Fixed		\$3,000
3 Bedroom	Fixed		\$2,500
3 Bedroom	Fixed		\$2,500
2 Bedroom	Fixed		\$2,000
Total Stabilized Income			\$10,000

Projected NOI	
Metric	Amount
Gross Annual Income	\$120,000
Reported Annual Expenses	\$21,822
Projected NOI	\$98,178

Pricing Summary		
Price	Price/SF	Price Per Unit
\$875,000	\$120/SF	\$218,750
\$885,000	\$121/SF	\$221,250
\$900,000	\$123/SF	\$225,000

CAP Rate Summary		
Price	Current	Projected
\$875,000	5.05%	11.22%
\$885,000	4.99%	11.09%
\$900,000	4.91%	10.91%



PINGRYVILLE

2A

2A

INTERSTATE 495

LITTLETON COMMON

Harvard Rd

Littleton

3 TAYLOR ST.
LITTLETON, MA

King St

The point
SHOPPING PLAZA

2

Oak Hill Rd

INTERSTATE 495

T LITTLETON/ROUTE 495
MBTA TRAIN STOP

2

Old Littleton Rd

INTERSTATE 495

Taylor St

Liberty Square Rd

Forge Pond

Beaver Brook Rd

3 TAYLOR ST LITTLETON, MA

FOR LEASE | 7,320 SF OF MULTIFAMILY BUILDING ON 0.28 AC

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