



1217-1227 HYDE PARK AVE
BOSTON, MA

FOR SALE | 24,700 SF FLEX BUILDING ON 0.53 ACRES

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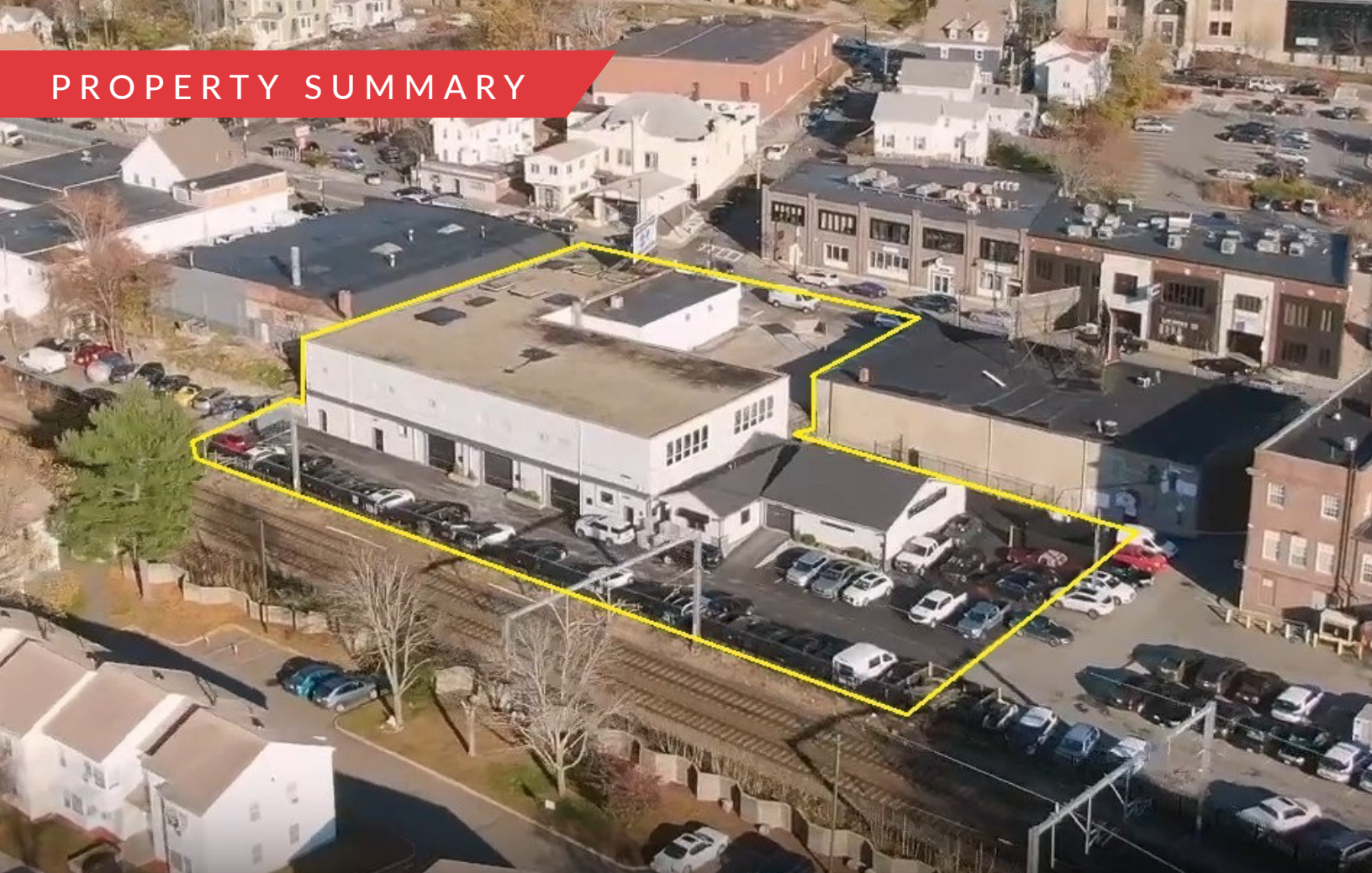
EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

24,700 SF Flex Building on 0.53 Acres For Sale

PROPERTY HIGHLIGHTS

- Renovated Office/Retail Spaces
- 50+ Parking Spaces
- 4 miles to I-95
- 5 Miles to I-93
- Grandfathered Autobody Use
- Multiple Spraybooths
- Robust Zoning District
- 5- Drive-in Doors (Including Hyde Park Ave Access)

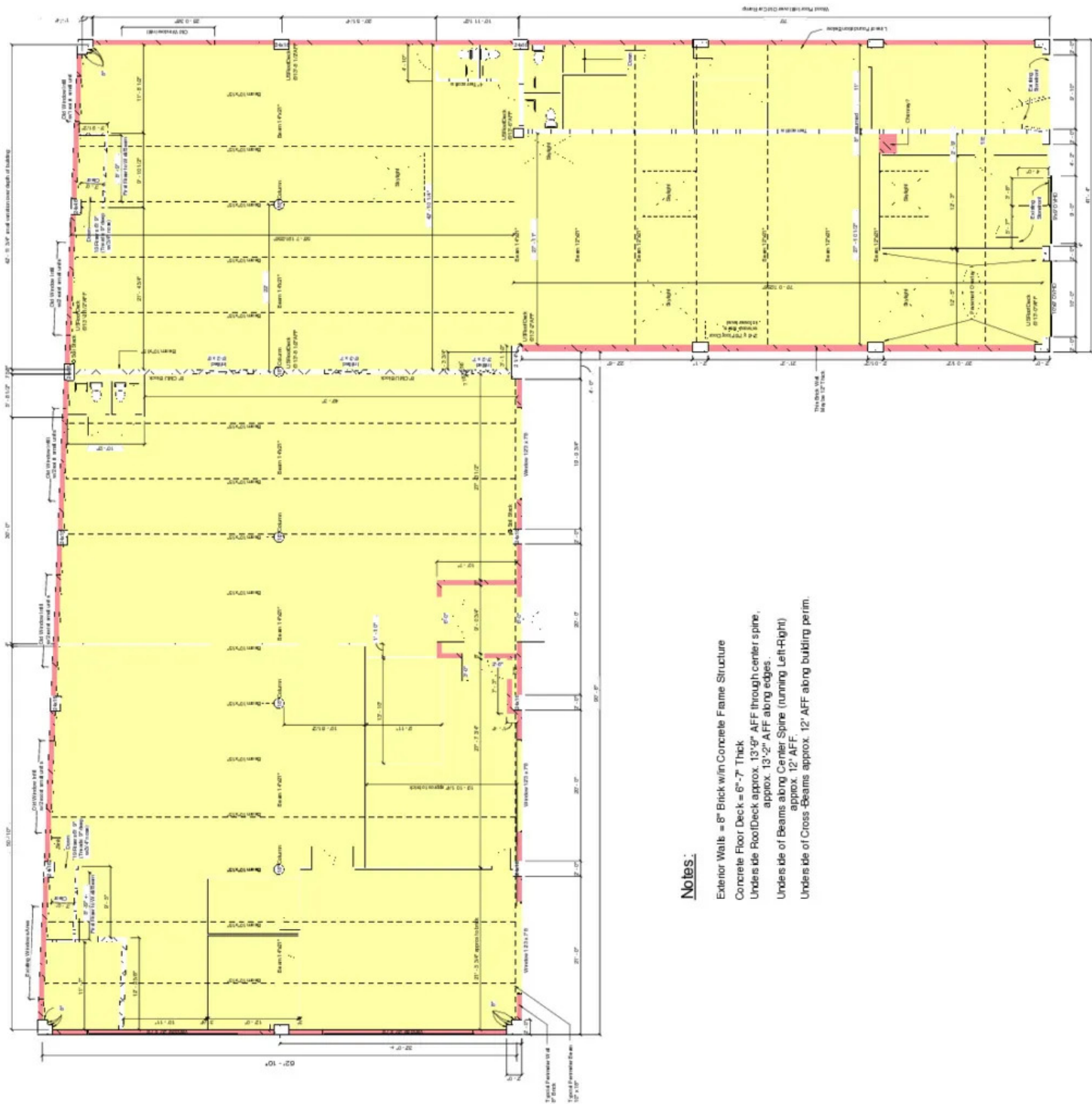
OFFERING SUMMARY

Building Size:	24,700 SF
Lot Size:	23,087 SF 0.53 AC
Building Type:	Flex Commercial
Loading:	Five (5) Drive-in
Zoning District:	Hyde Park Neighborhood
Zoning Subdistrict:	Neighborhood Shopping
Zoning Overlay:	NDOD "Downtown"
Sale Price:	\$6,000,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,647	63,561	153,260
Total Population	24,289	170,166	401,198
Average HH Income	\$127,789	\$143,133	\$144,146

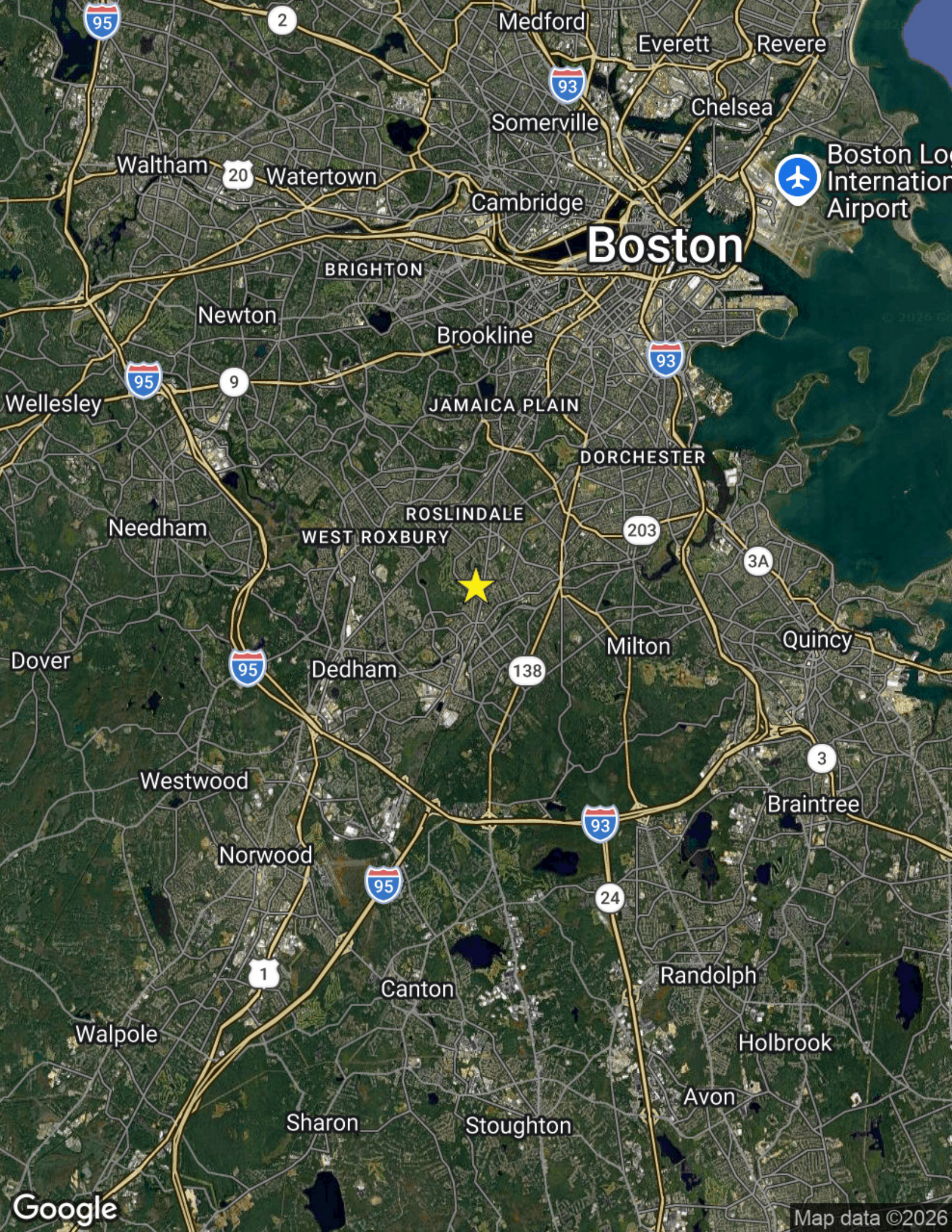


FLOOR PLAN



Notes:

- Exterior Walls = 8" Brick w/in Concrete Frame Structure
- Concrete Floor Deck = 6"-7" Thick
- Under the Roof Deck approx. 13'-6" AFF through center spine, approx. 13'-2" AFF along edges.
- Under the of Beams along Center Spine (running Left-Right) approx. 12' AFF.
- Under the of Cross-Beams approx. 12' AFF along building perm.

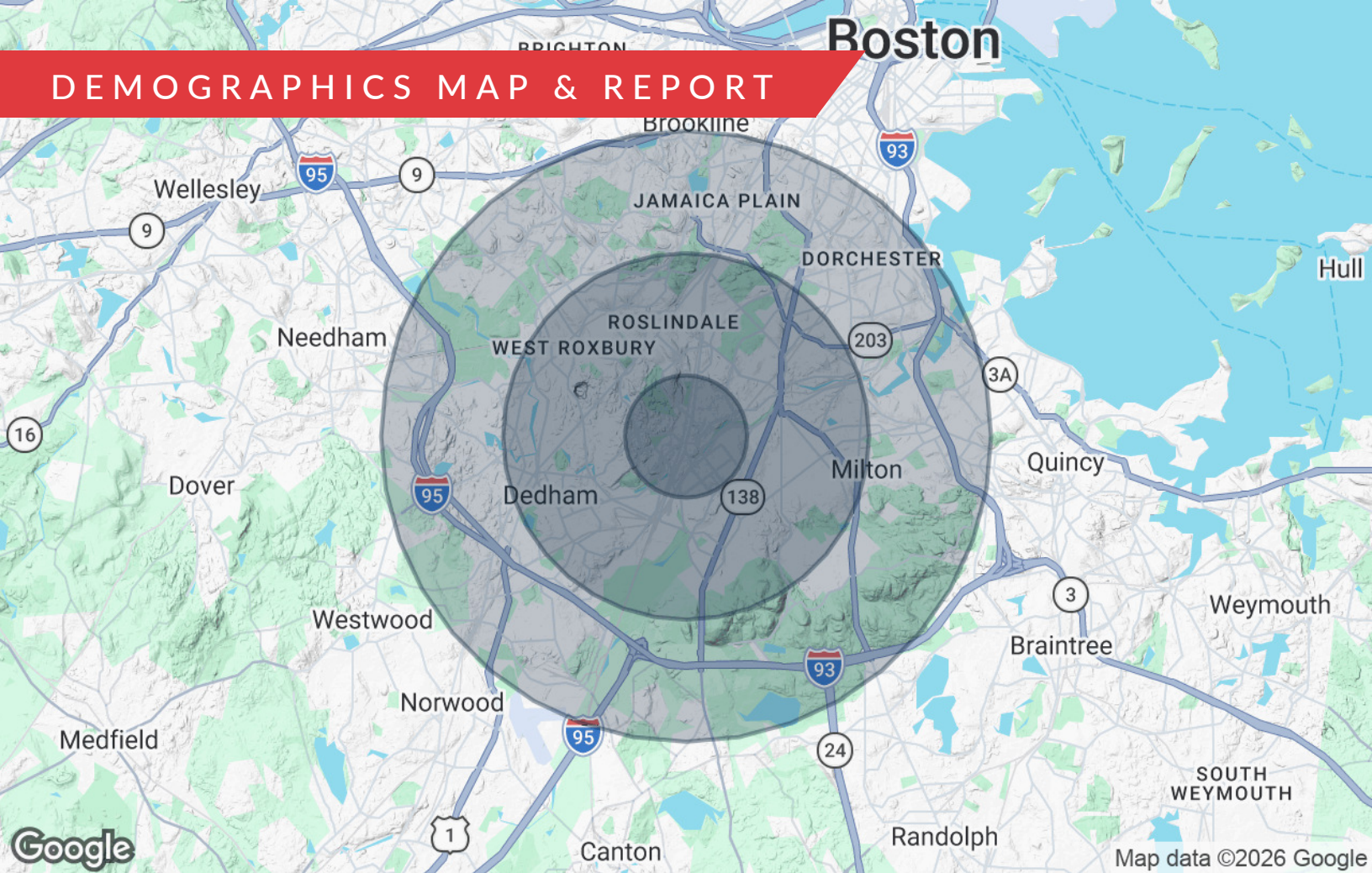


Boston



Boston Logan International Airport





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,289	170,166	401,198
Average Age	39.8	40.1	39.2
Average Age (Male)	37.0	38.9	37.6
Average Age (Female)	43.6	42.3	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,647	63,561	153,260
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$127,789	\$143,133	\$144,146
Average House Value	\$610,104	\$651,718	\$756,006

TRAFFIC COUNTS	
Hyde Park Ave and River Street S	29,309/day
Hyde Park Ave and Hype Park S	29,309/day
Hyde Park Ave and Hype Park N	29,309/day
Hyde Park Ave and Reservation Road N	29,309/day

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