

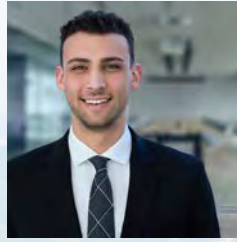
97-99 PROVIDENCE ST & 1015 HYDE PARK AVE HYDE PARK, MA

FOR SALE | INDUSTRIAL MIXED USE OFFERING ON 0.88 AC



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



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EXECUTIVE SUMMARY

THE OFFERING

The Stubblebine Company / CORFAC International is pleased to offer for sale a unique industrial mixed-use offering consisting of **0.88 AC** of four contiguous parcels in Hyde Park, Massachusetts. The portfolio combines existing industrial and residential income with a fully permitted and approved 9-unit condominium development opportunity.

97-99 Providence Street
3,500 SF warehouse/garage with ±0.54 AC currently leased and providing in-place income.

99R Providence Street
Two-family residential property providing an additional income component.

1015 Hyde Park Avenue
9-unit condominium development opportunity with permits in hand, approved plans, utility infrastructure, and municipal approvals in place.

Together, the properties offer a diversified Greater Boston investment combining industrial/IOS, residential income, and shovel-ready development potential.



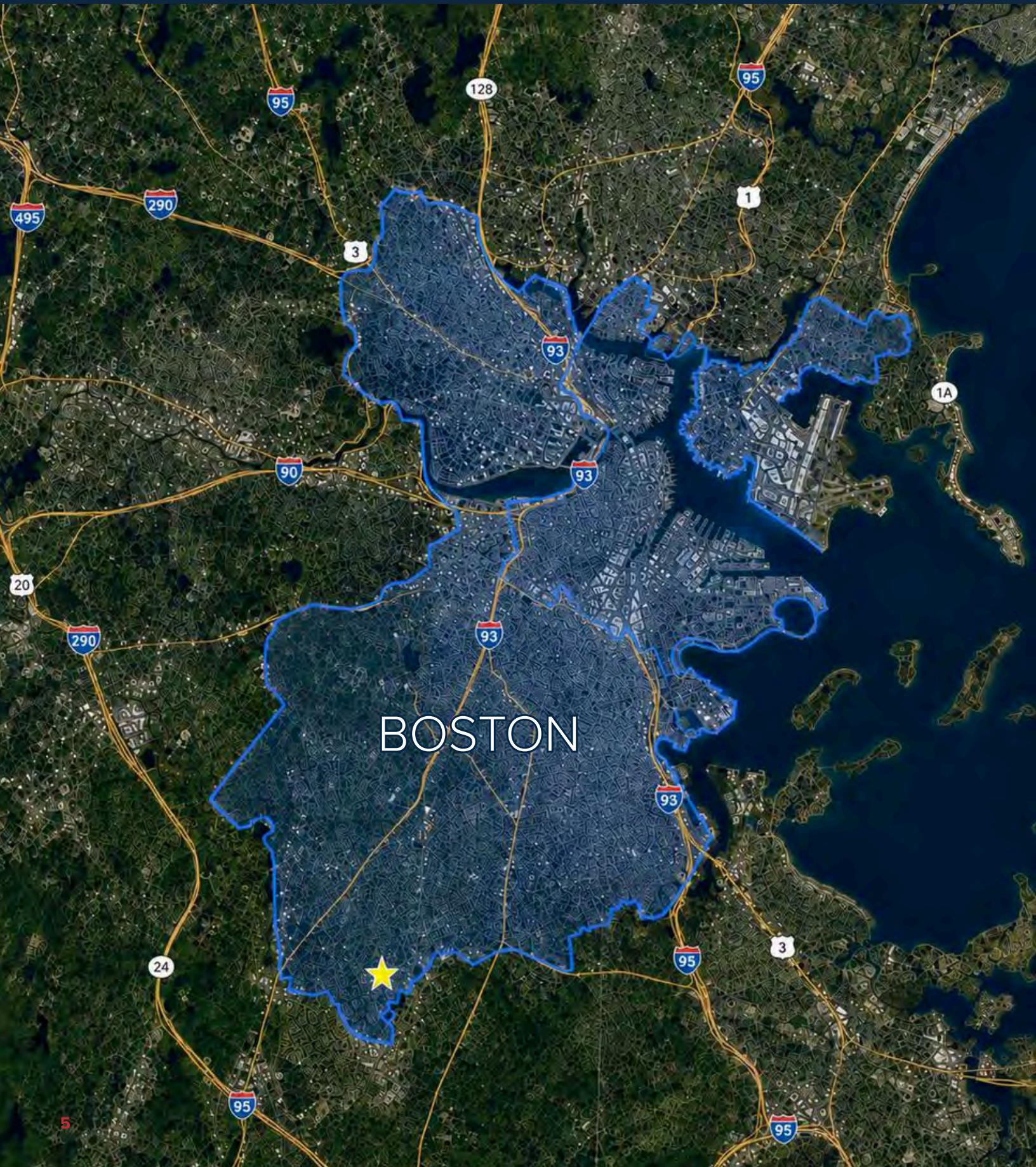
PROPERTY SUMMARY	
ADDRESSES	97–99 Providence St., 99R Providence St. & 1015 Hyde Park Ave.
LAND	0.88 AC
WAREHOUSE SIZE	3,500 SF
RESIDENTIAL	2,700 SF Two-Family
CONDO DEVELOPMENT	9 Units Fully Permitted

PROPERTY SPECIFICATIONS

PROPERTY SUMMARY	
ADDRESS	1015 Hyde Park Ave., 99R Providence St. & 97-99 Providence St., Hyde Park, MA
PROPERTY TYPE	Industrial / IOS / Multifamily / Development
WAREHOUSE / GARAGE	±3,500
MULTIFAMILY	±2,700 SF
LAND AREA	±0.88 AC
IOS	±23,611 SF / ±0.54 AC
LOADING	Approx. 6 Large Garage Doors
WAREHOUSE LEASE EXP.	March 31, 2027
PARKING	On-Site Parking
WATER / SEWER	Municipal
GAS / HEAT	Natural Gas
ZONING	IF-6,000
	2F-5,000
	Storage/WHSE



LOCATION OVERVIEW



HYDE PARK, MA

Hyde Park is a well-established Boston neighborhood located approximately 8 miles southwest of Downtown Boston, offering convenient access to the city and the surrounding Greater Boston market. The area benefits from proximity to Route 1, Route 138, I-93, and I-95/Route 128, providing connectivity throughout the region. Hyde Park is also served by the MBTA Commuter Rail, with service from Hyde Park and Fairmount stations into Downtown Boston.

The neighborhood features a diverse mix of industrial, commercial, retail, and residential uses, making it an attractive location for businesses seeking access to Boston while benefiting from a more suburban operating environment. Its location provides convenient access to a large population and labor base throughout Boston, Dedham, Milton, and surrounding communities.

DISTANCE TO

HYDE PARK MBTA COMMUTER RAIL	0.7 MI 3 MIN
I-95 / ROUTE 128	4.5 MI 8–10 MIN
I-93	5 MI 10–12 MIN
ROUTE 1	5 MI 10–12 MIN
DOWNTOWN BOSTON	8 MI 20–25 MIN



LOCAL COMPANIES

BOSTON, MA
8 MILES

STOP & SHOP

America's
FOOD BASKET

CVS
pharmacy

DUNKIN'

GOURMET CATERERS

Beaumont
AMBULANCE SERVICE, INC.

SUNBELT
RENTALS

MBTA COMMUTER RAIL
0.7 MILES | HYDE PARK STOP

TRI
CONSTRUCTION

K K WELDING

REEN'S AUTO BODY

A Prime
Energy

SHERRIN WOODS
City of Boston
Parks & Recreation

1015 HYDE PARK AVE. & 99 PROVIDENCE ST.

97-99 PROVIDENCE ST.

97-99 Providence Street offers a rare industrial opportunity in Hyde Park featuring a 3,500 SF warehouse/contractor garage with approximately ±0.54 AC of Industrial Outdoor Storage (IOS). The combination of functional building space and substantial outdoor storage provides flexibility for contractors, service companies, fleet operations, equipment storage, and other industrial users.

PROPERTY SUMMARY	
BUILDING SIZE	3,500 SF
AVAILABLE IOS	±0.54 AC
PROPERTY TYPE	Industrial / Contractor Facility
OUTDOOR STORAGE	23,611 SF
CLEAR HEIGHT	20'+
TENANCY	Lease Term: July '26 - April '27









99R PROVIDENCE ST.

99R Providence Street in Hyde Park, Massachusetts is a two-family residential property consisting of two units. The property features two 3-bedroom, 2-bathroom units with on-site parking available for each unit. Recent improvements include a roof replacement approximately seven years ago, water heaters installed in 2018, furnaces updated in 2025, and new lighting and renovations to the first and second floors completed approximately two years ago. Ownership is responsible for water, common area electric, and gas.

99R Providence Street is located on the same parcel as the adjacent industrial asset and, as such, the properties must be sold together.

PROPERTY SUMMARY	
PROPERTY TYPE	Residential / Multi-Family
RESIDENTIAL UNITS	2 Family
UNIT 1	3 Bed / 2 Bath
UNIT 2	3 Bed / 2 Bath
PARKING	On-Site Parking
OWNER-PAID UTILITIES	Water, Common Area Electric & Gas









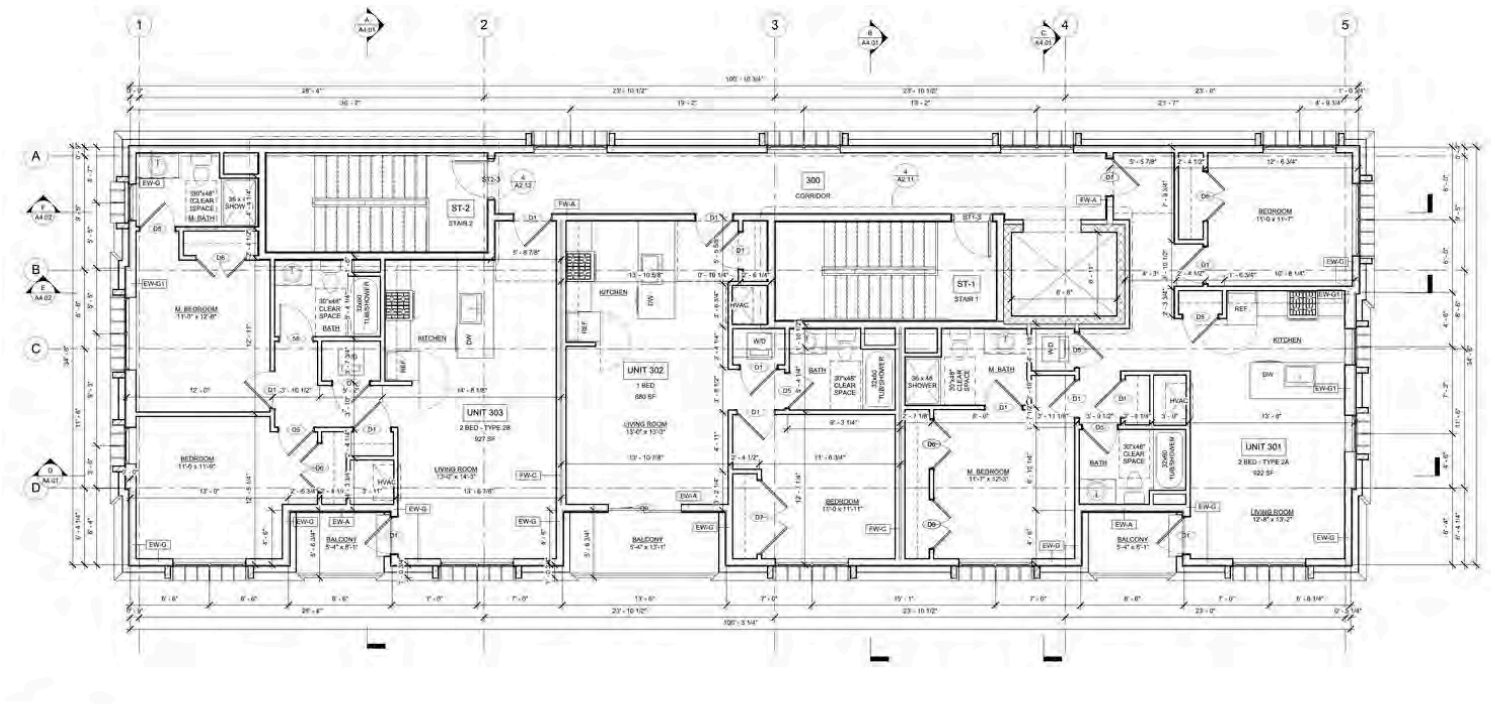
1015 HYDE PARK AVE.

1015 Hyde Park Avenue in Hyde Park, Massachusetts presents a fully approved 9-unit residential development opportunity with permits in hand. The property is currently used as a parking lot and is approved for the development of a four-story residential building featuring a mix of one- and two-bedroom units with on-site parking. With approved architectural, site, and utility plans, an Affordable Housing Agreement, and permits in hand, the property offers a substantially advanced development opportunity with a clear path toward construction.

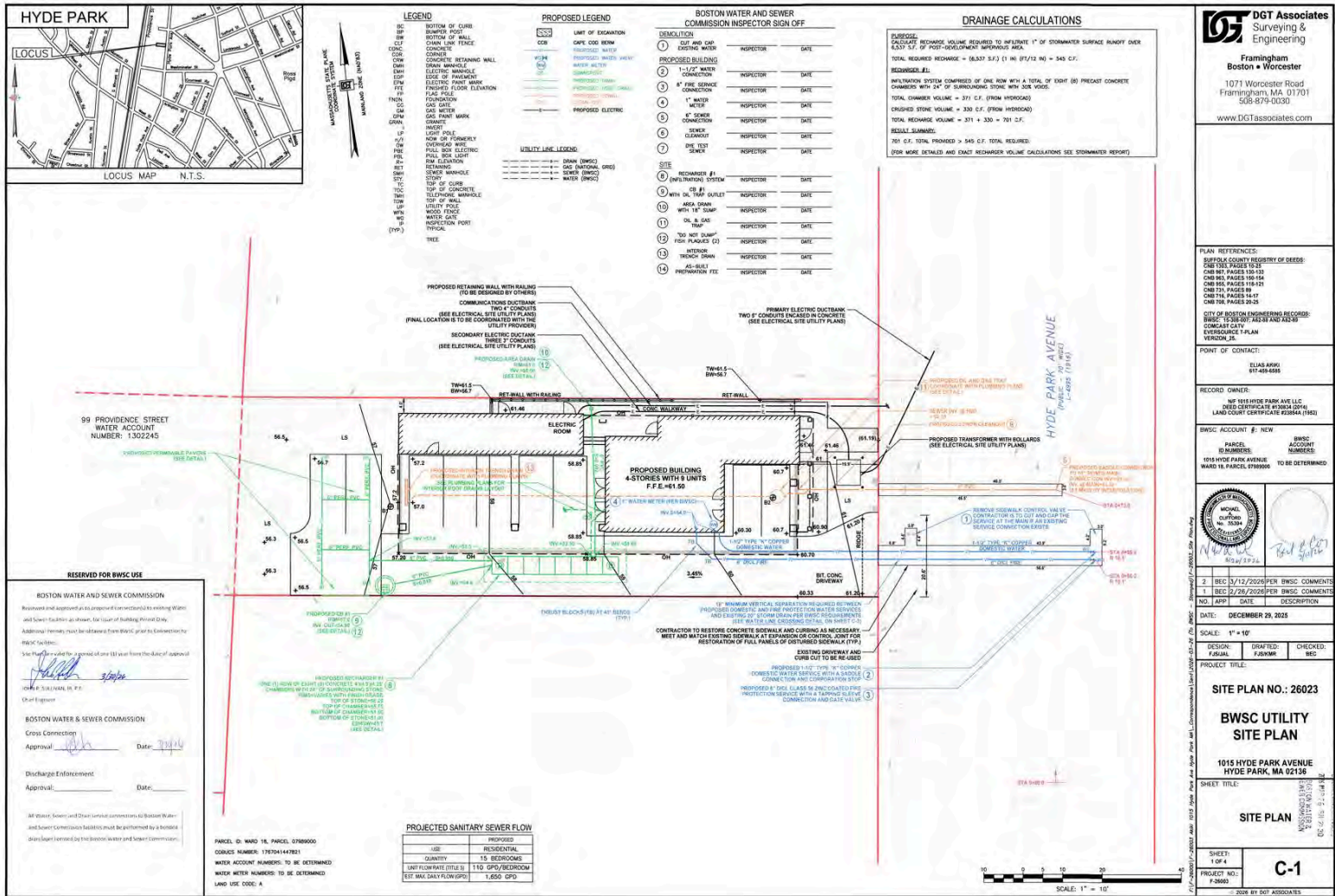


PROPERTY SUMMARY	
PROPERTY TYPE	Residential Development
CURRENT USE	Parking Lot
DEVELOPMENT	4-Story Residential Building
RESIDENTIAL UNITS	9 Units
UNIT MIX	1 & 2 Bedroom Units
PARKING	9 Spaces
APPROVAL STATUS	Fully Permitted & Approved
AFFORDABLE UNITS	1 IDP Unit
LOT SIZE	0.19 AC

Ground Floor



SITE PLAN



SUMMARY

97-99 & 99R PROVIDENCE ST. & 1015 HYDE PARK AVE.

This Hyde Park portfolio consists of three connecting parcels offering a unique mix of industrial, residential, and development opportunities, including a 3,500 SF warehouse with 23,611 SF of IOS, a multi-family property, and a fully permitted and approved 9-unit residential development.



97-99 PROVIDENCE STREET
3,500 SF Industrial Building with 0.54 of IOS

99R PROVIDENCE STREET
Two Family Residential Investment Opportunity

1015 HYDE PARK AVENUE
Fully Permitted & Approved 9-Unit Condo Residential Development

97-99 PROVIDENCE ST & 1015 HYDE PARK AVE HYDE PARK, MA

FOR SALE | INDUSTRIAL, TWO-FAMILY AND CONDO PORTFOLIO

Unparalleled Local Expertise

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties and services are marketed by The Stubblebine Company/CORFAC International in compliance with all applicable fair housing and equal opportunity laws.

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