

246.1 MARKET STREET

LOWELL, MA



THE PROJECT "246.1 MARKET STREET" IS A UNIQUE OPPORTUNITY TO REDEVELOP ONE OF THE LAST MILL BUILDINGS IN THE ORIGINAL BOOTT MILL COMPLEX, LOCATED IN LOWELL MA.

LESS THAN 10 MINUTE WALK TO PUBLIC TRANSPORTATION

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The project “246.1 Market Street” is a unique opportunity to redevelop one of the last Mill buildings in the Original Boott Mill Complex, located in Lowell MA.

PROPERTY HIGHLIGHTS

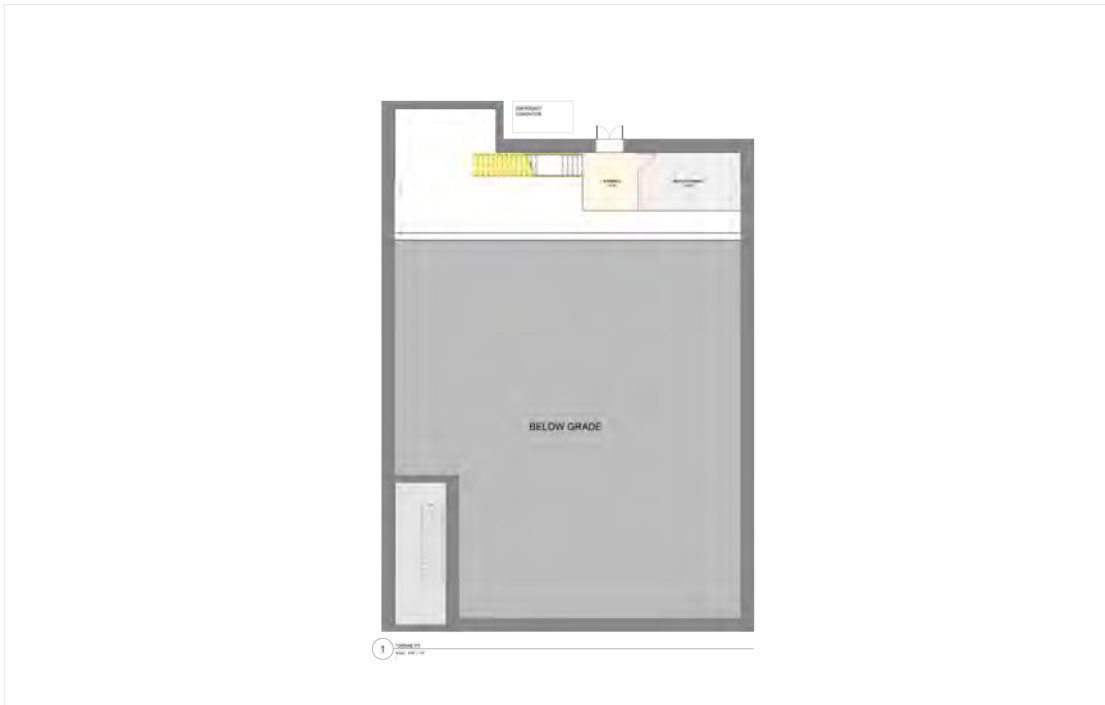
- The property is located in the existing Boott Mill Industrial Complex of mixed use residential and commercial office space. Strategically, located in the City of Lowell Hamilton Canal District, an area of over 2,000,000 square feet of mixed-use development, including Commercial and Residential space, just steps away from the new Federal Courthouse. Highly-accessible to public transportation, the walk time to the Lowell T station is approximately 5 minutes.
- With significant traffic and infrastructure improvements, the Hamilton Canal District is considered the Gateway to downtown Lowell, and an area of significant revitalization.
- The Property, 246.1 Market Street, includes a land area of approximately 1 acre, nestled within the complex and consisting of three distinct structures. The Turbine Building, The Boiler House and The Coal Pocket, representing an opportunity for approximately 60 units of residential apartments. Each building having a unique purpose in a complex that long since changed and now remain dormant and ready for redevelopment.
- City approvals for proposed Phase 1 in Turbine Building includes (23) residential units (20,928 SQFT) over (5) stories. Phase 1 ready for permitting.
- With all demolition complete and all utilities brought to the building, Phase 1 is ready for development.
- Phase 2 Boiler House & Coal Pocket could be permitted for an additional 40 units.

OFFERING SUMMARY

SALE PRICE:	Subject To Offer
NUMBER OF UNITS:	63
LOT SIZE:	1.12 Acres
BUILDING SIZE:	20,928 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	15,203	37,949	55,076
TOTAL POPULATION	40,054	103,302	147,670
AVERAGE HH INCOME	\$46,260	\$55,866	\$61,940

FLOOR PLANS



06/08/20
scale: 1/8" = 1'-0"



LOWELL - TURBINE BUILDING
LOWELL MARKET STREET

TURBINE PIT FLOOR PLAN

isgenuty
planning
architecture
interiors

www.isgenuty.com | 500 Harrison Avenue, Suite 5F | Boston, MA 02118 | Tel 617 419 4660



06/08/20
scale: 1/8" = 1'-0"



LOWELL - TURBINE BUILDING
LOWELL MARKET STREET

GROUND FLOOR PLAN

isgenuty
planning
architecture
interiors

www.isgenuty.com | 500 Harrison Avenue, Suite 5F | Boston, MA 02118 | Tel 617 419 4660

FLOOR PLANS



06/08/20
scale: 1/8" = 1'-0"
LOWELL - TURBINE BUILDING
LOWELL MARKET STREET

SECOND FLOOR MEZZANINE

www.isgenuty.com | 500 Harrison Avenue, Suite 5F | Boston, MA 02118 | Tel 617 419 4660



06/08/20
scale: 1/8" = 1'-0"
LOWELL - TURBINE BUILDING
LOWELL MARKET STREET

THIRD FLOOR PLAN

www.isgenuty.com | 500 Harrison Avenue, Suite 5F | Boston, MA 02118 | Tel 617 419 4660



FLOOR PLANS



06/08/20
scale: 3/16" = 1'-0"

LOWELL - TURBINE BUILDING
LOWELL MARKET STREET

FOURTH FLOOR PLAN

www.isgenuty.com | 500 Harrison Avenue, Suite 5F | Boston, MA 02118 | Tel 617 419 4660

isgenuty
planning
architecture
interiors



06/08/20
scale: 3/16" = 1'-0"

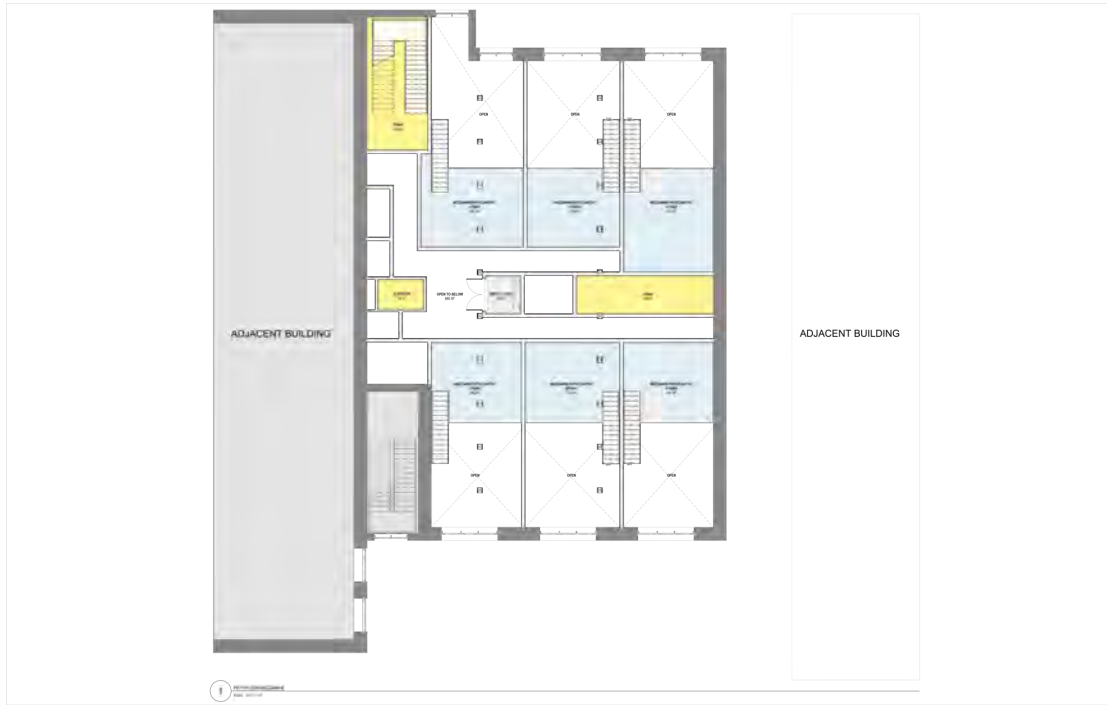
LOWELL - TURBINE BUILDING
LOWELL MARKET STREET

FIFTH FLOOR PLAN

www.isgenuty.com | 500 Harrison Avenue, Suite 5F | Boston, MA 02118 | Tel 617 419 4660

isgenuty
planning
architecture
interiors

FLOOR PLANS



1
DATE: 06/08/20

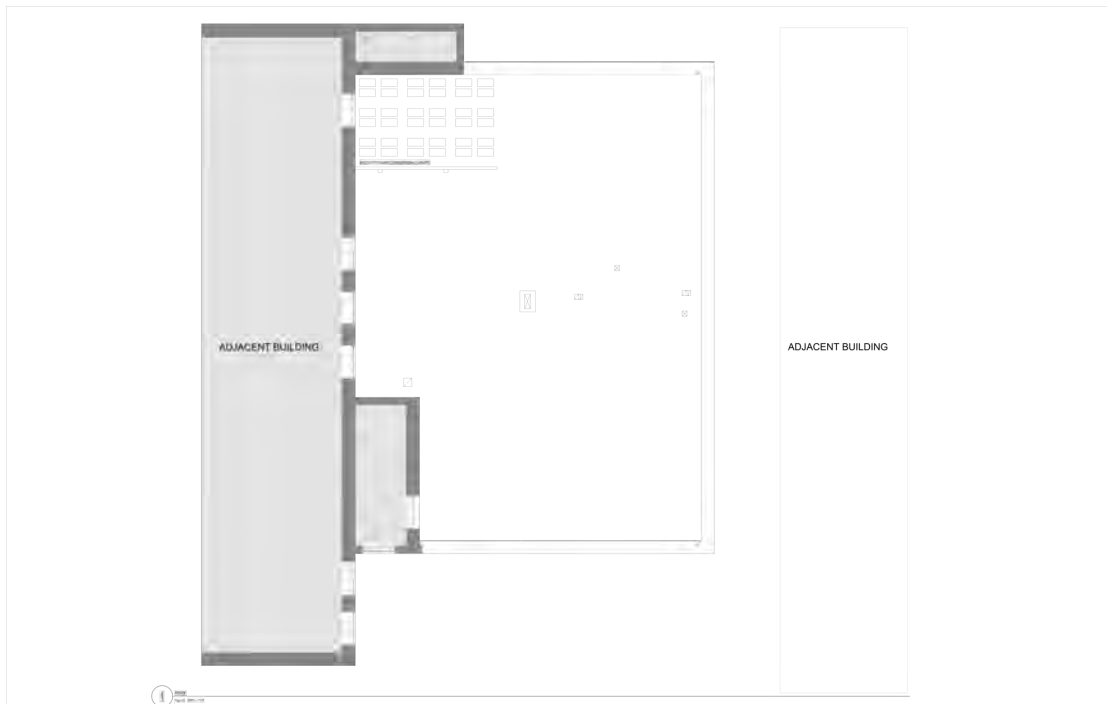
06/08/20
scale: 1/8" = 1'-0"

LOWELL - TURBINE BUILDING
LOWELL MARKET STREET

FIFTH FLOOR MEZZANINE

www.isgenuity.com | 500 Harrison Avenue, Suite 5F | Boston, MA 02118 | Tel 617 419 4660

isgenuity
planning
architecture
interiors



1
DATE: 04/06/20

04/06/20
scale: 1/8" = 1'-0"

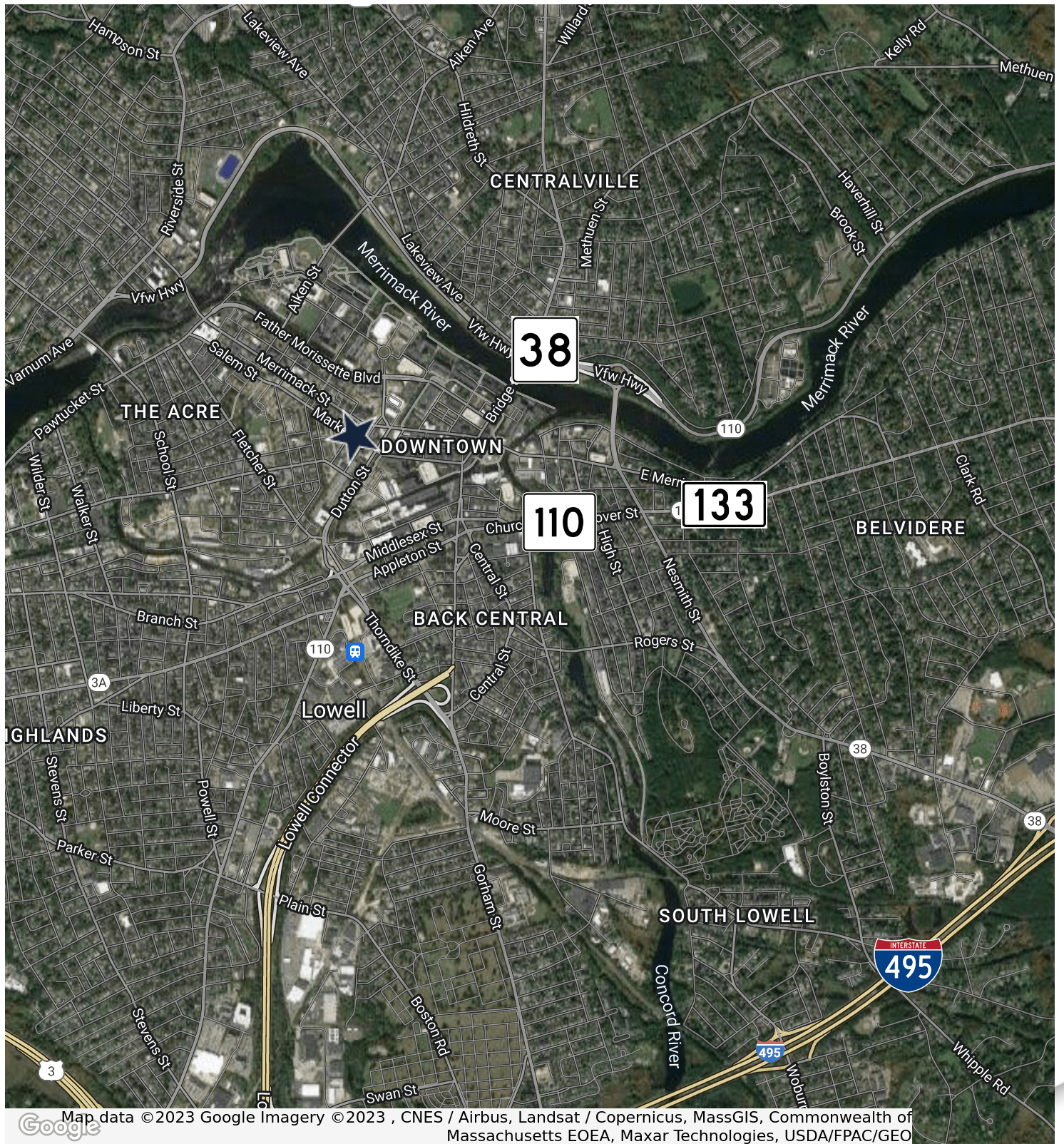
LOWELL - TURBINE BUILDING
LOWELL MARKET STREET

ROOF PLAN

www.isgenuity.com | 500 Harrison Avenue, Suite 5F | Boston, MA 02118 | Tel 617 419 4660

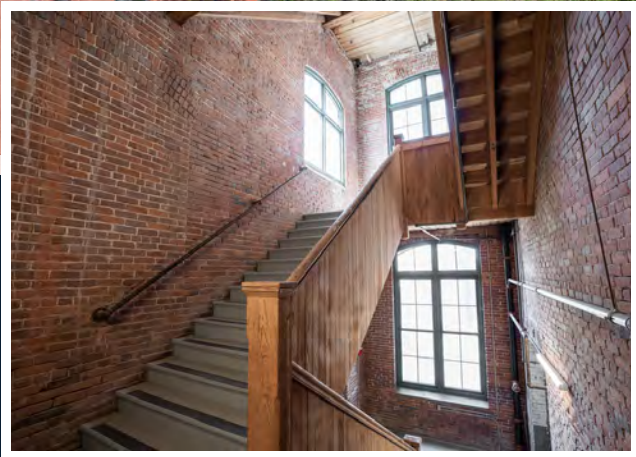
isgenuity
planning
architecture
interiors

LOCATION MAP



246.1 MARKET STREET

LOWELL, MA



CONTACT:
CHLOE STUBBLEBINE 781.879.2543 CHLOE@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING
 THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL