

# 210 MOODY STREET

WALTHAM, MA



## FOR SALE

RETAIL SITE WITH  
RETAIL/OFFICE BUILD-TO-SUIT  
OPPORTUNITY AVAILABLE

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Retail Site with Retail/Office Build to Suit Opportunity Available

Permits 3Q 2023 for 42-unit Hotel with 24,000 SF of Retail Available

### PROPERTY HIGHLIGHTS

- SITUATED A QUARTER MILE FROM ROUTE 20
- CONVENIENTLY LOCATED LESS THAN 2 MILES FROM I-95
- BUILDING FAR: 0.63
- WITHIN WALKING DISTANCE TO NEW RESIDENTIAL DEVELOPMENTS (785 UNITS IN 3 COMPLEXES)
- IDEAL LOCATION FOR RESTAURANT, RETAIL AND HOTEL OPPORTUNITIES

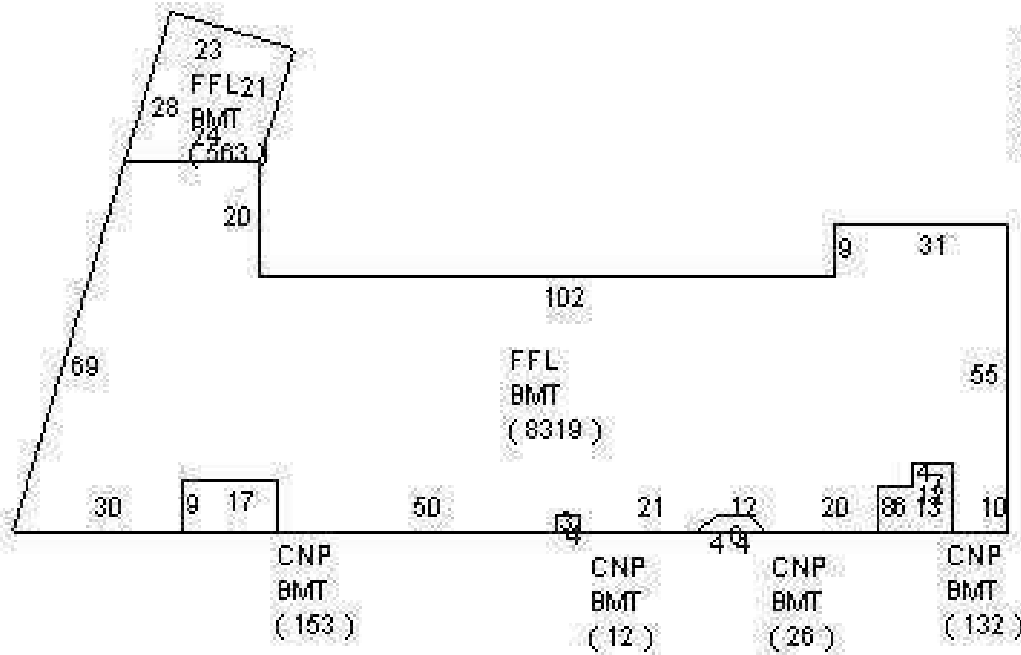
### PROPERTY SPECIFICATIONS

LAND	0.28 ACRES
BUILDING HEIGHT	80 FT PERMITTED
CONSTRUCTION	STUCCO/MANSONRY
ZONING	COMMERCIAL RETAIL (HOTEL BY RIGHT)
UTILITIES	MUNICIPAL WATER/SEWER
HEAT	NATURAL GAS FORCED HOT AIR
ROOF	TAR AND GRAVEL
PARKING	ON STREET; 400 SPACE MUNICIPAL LOT CONTIGUOUS WITH SITE
TRANSPORTATION	BUS LINE; WALKING DISTANCE TO MBTA COMMUTER RAIL

ADDITIONAL PHOTOS



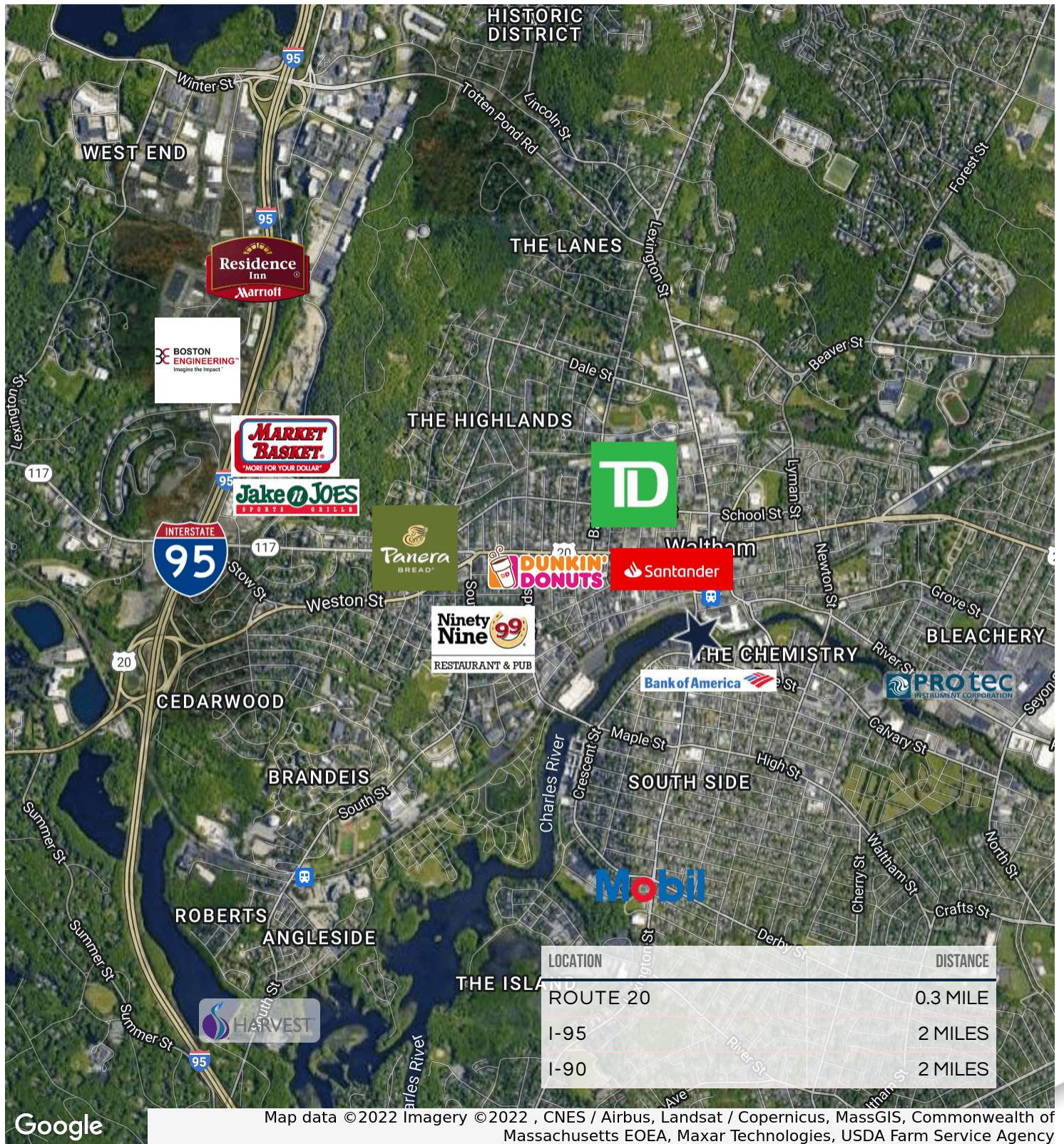
# FLOOR PLANS



Sum Area By Label :  
FFL = 8881  
BMT = 9204  
CNP = 323



LOCATION MAPS



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