



# 334 PLEASANT ST

**BELMONT, MA**

**FOR SALE | 11,500 SF FLEX/RETAIL BUILDING**

- Short term leases: excellent user-sale opportunity
- 100% leased multi-tenant property
- Located just off Route 2



**THE  
STUBBLEBINE  
COMPANY**

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

11,500 SF Flex/Retail Building on 0.33 AC for Sale

## PROPERTY HIGHLIGHTS

- 100% leased multi-tenant property
- Located just off Route 2
- Multiple short term leases: excellent user or investment sale opportunity

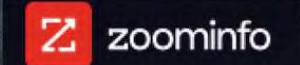
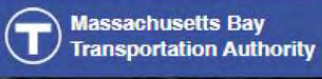
## PROPERTY SPECIFICATIONS

Building Size:	11,500 SF
Lot Size:	0.33 AC
Number of Units:	4
Stories:	2
Year Built:	1980
Parking:	15 Spaces
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	89,250	252,736	724,400
Total Population	216,311	622,347	1,824,041
Average HH Income	\$198,321	\$171,995	\$159,567

334 PLEASANT LLC PROFIT & LOSS JAN-DEC 24	
ORDINARY INCOME/EXPENSE	
Income	
Rental Income	\$211,800.00
Total Income	\$211,800.00
Expense	
Business Licenses & Permits	\$520.00
Insurance Expense	\$7,903.50
Landscaping & Groundskeeping	\$3,930.00
Repairs & Maintenance	\$895.57
Taxes - Property	\$26,794.54
Utilities	\$2,316.22
Total Expense	\$42,359.83
Net Ordinary Income	\$169,440.17
Net Income	<b>\$169,440.17</b>





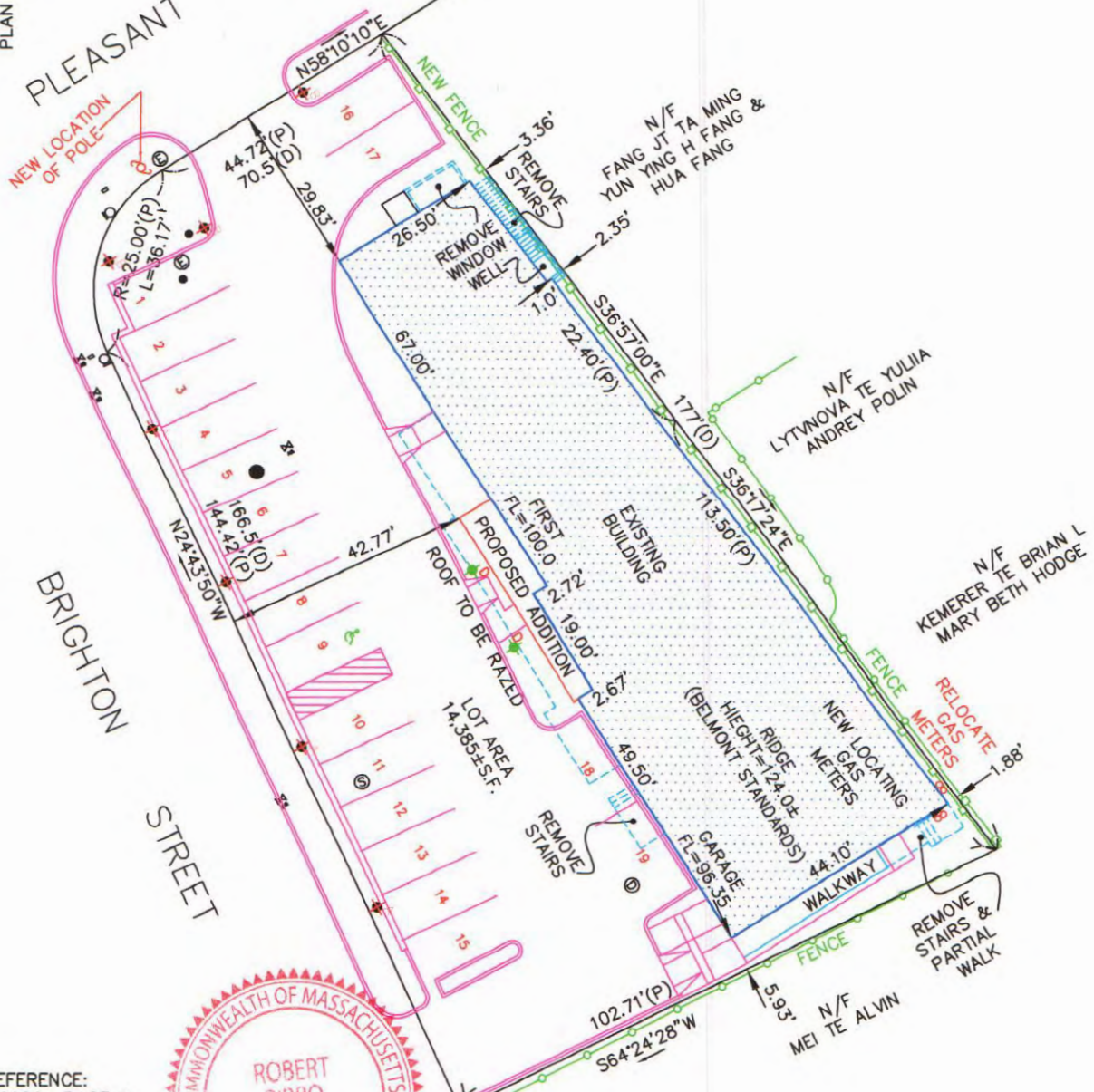




PLEASANT STREET

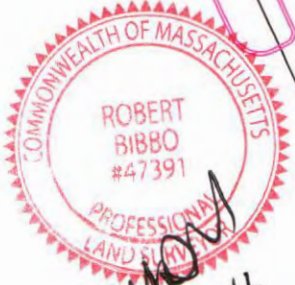
NEW LOCATION OF POLE

BRIGHTON STREET



DEED REFERENCE:  
BOOK 66022 PAGE 1

PLAN REFERENCE:  
PLAN #44 OF 1971  
LAND COURT #803A  
LAND COURT 7164G  
LAND COURT 22780A



THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X", AND IS NOT IN A 100 YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP #25017C0418E JUNE 4, 2010

**PLAN OF LAND ~ BELMONT, MA**  
 SHOWING PROPOSED SITE PLAN  
 BELMONT SUITES HOTEL  
 #334 PLEASANT STREET  
 DATE: 2-10-16 SCALE: 1" = 30'

PREPARED BY:  
 BIBBO BROTHERS AND ASSOCIATES  
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# 334 PLEASANT ST

BELMONT, MA

FOR SALE | 11,500 SF FLEX/RETAIL BUILDING ON 0.33 AC

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