1170-1176 WALNUT ST

FOR SALE

4,780 SF
Office/Retail
Newton Highlands, MA

Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

PROPERTY DETAILS

Address:	1170-1176 Walnut Street
Lot Size:	4,624 SF
Building Size:	4,780 SF Retail: 2,374 SF Office: 2,406 SF
Year built:	1900
Parcel ID:	52038 0016
Frontage:	52 ft
Zoning:	BU2
Allowed Uses*:	Retail Restaurant Residential Office Educational Facility

FAR*:

2 Stories	1.00	Allowed by right
3 Stories	1.50	Special Permit
4 Stories	2.00	Special Permit

Setback Restrictions:

Front	Lesser of ½ building height or Average*
Side	Abutting Residential District: greater of ½ building height or 15 ft
Rear	Greater of ½ building height or 15 ft

Height Restrictions:

2 Stories	24’
3 Stories	36’
4 Stories	48’

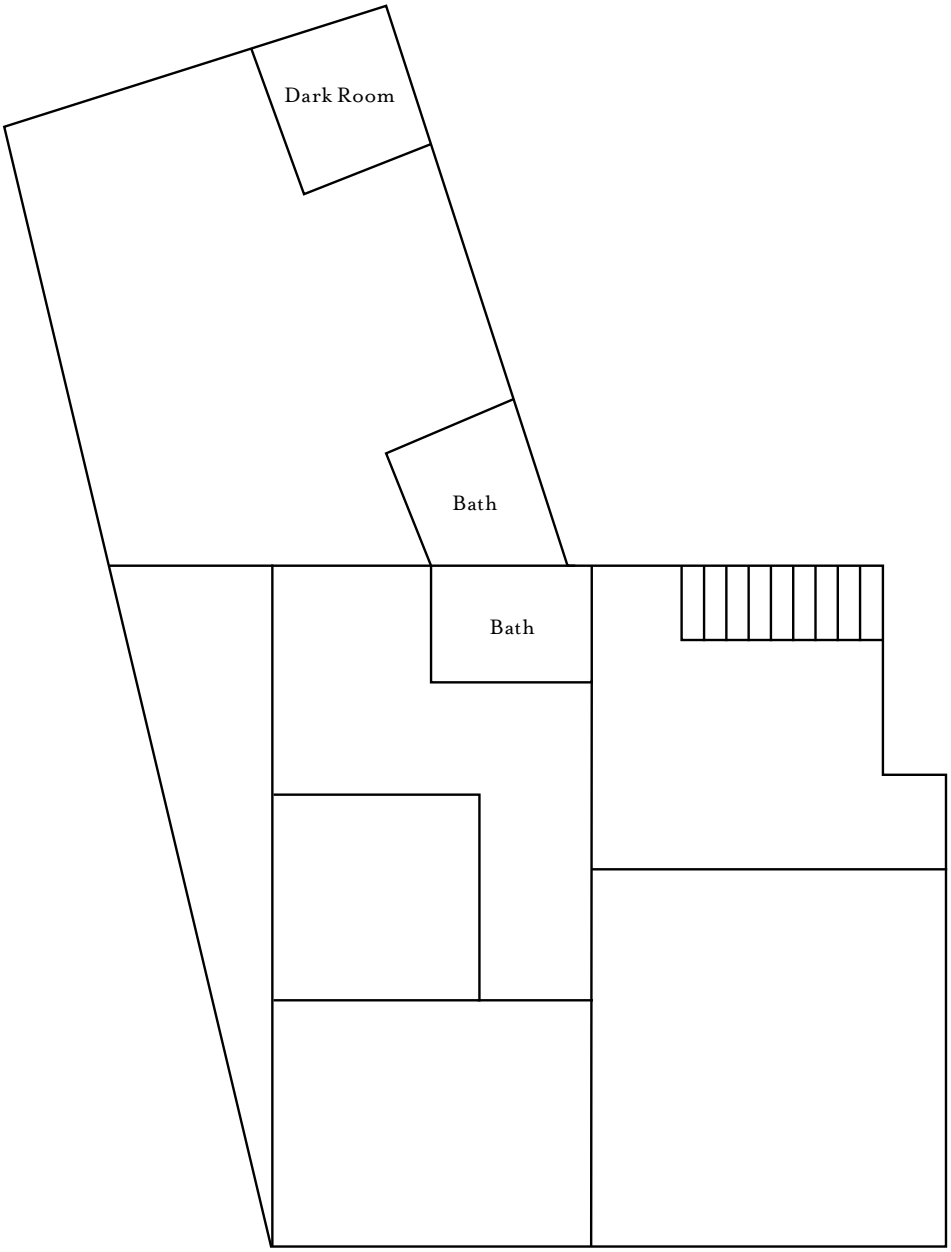
Current Use:	First Floor Retail, 2nd floor Office
Occupancy:	Current owner of building is the first floor occupant. The first floor could be delivered vacant at closing or a short term “lease-back” could be considered. Office user on the second and third floor is a tenant at will.
# of Stories:	Two + 3rd Floor Office
Basement:	Primarily used for storage and building systems, was used as a commercial kitchen 20 years ago
# of Parking Spaces:	4 in rear of building
Exterior Façade:	Vinyl Siding
Roof Type & Age:	Timberline Architectural Shingles 2013/ Rubber Roof 2013
Heating:	Gas Furnaces Office: Carrier Modulating 2015 (high efficiency) Retail: York 1999
Air Conditioning:	Central Air
Elevator:	None
Utilities:	City Water and Sewer
Annual Taxes:	$16,500
Utility Vendors:	Eversource National Grid

WALNUT STREET
FLORAL STREET
LINCOLN STREET

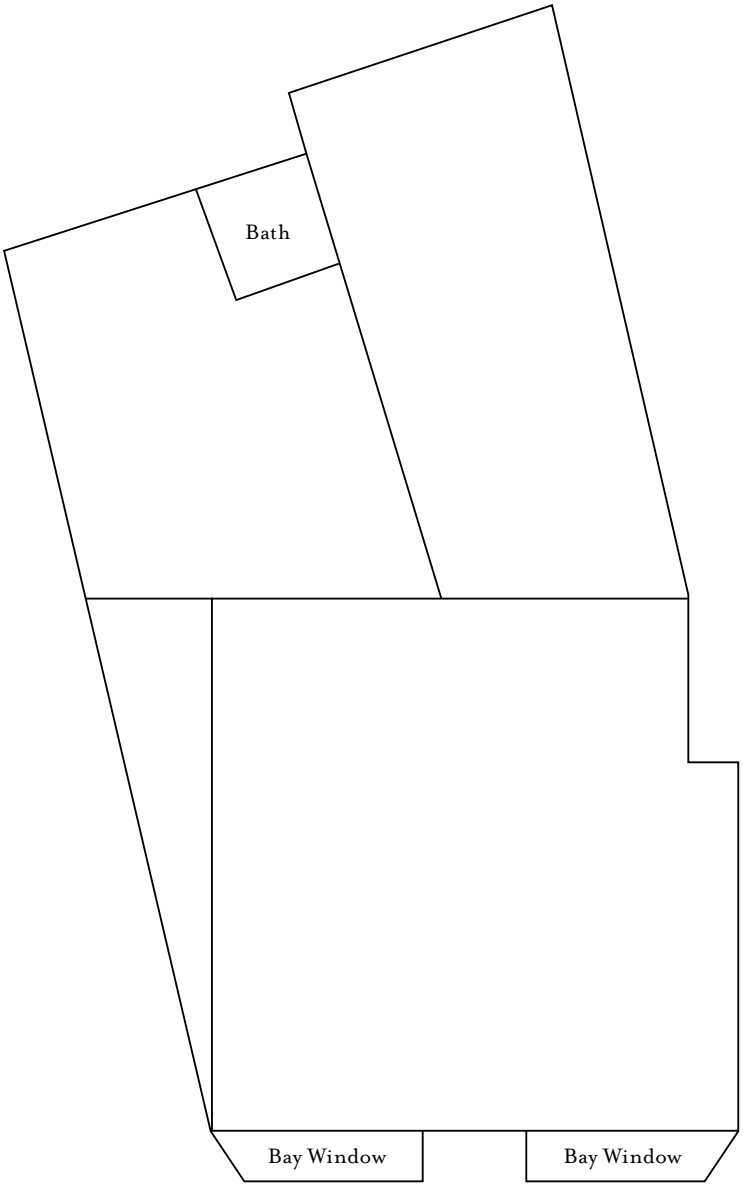
HAYFEST

1705-1706 WALNUT STREET

FLOOR PLANS

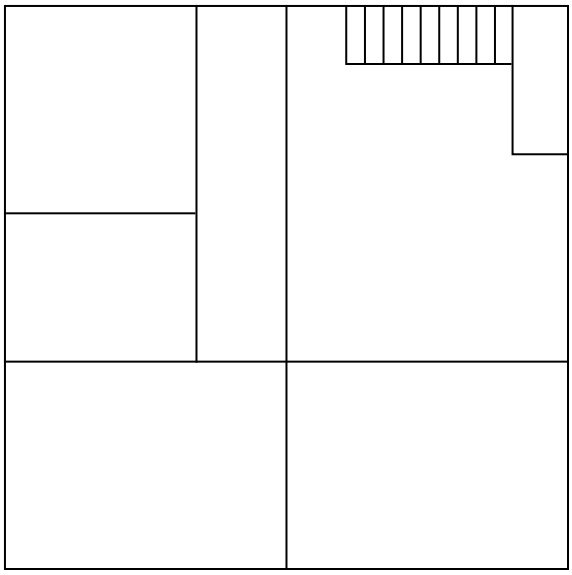


FIRST FLOOR: 2,374 SF

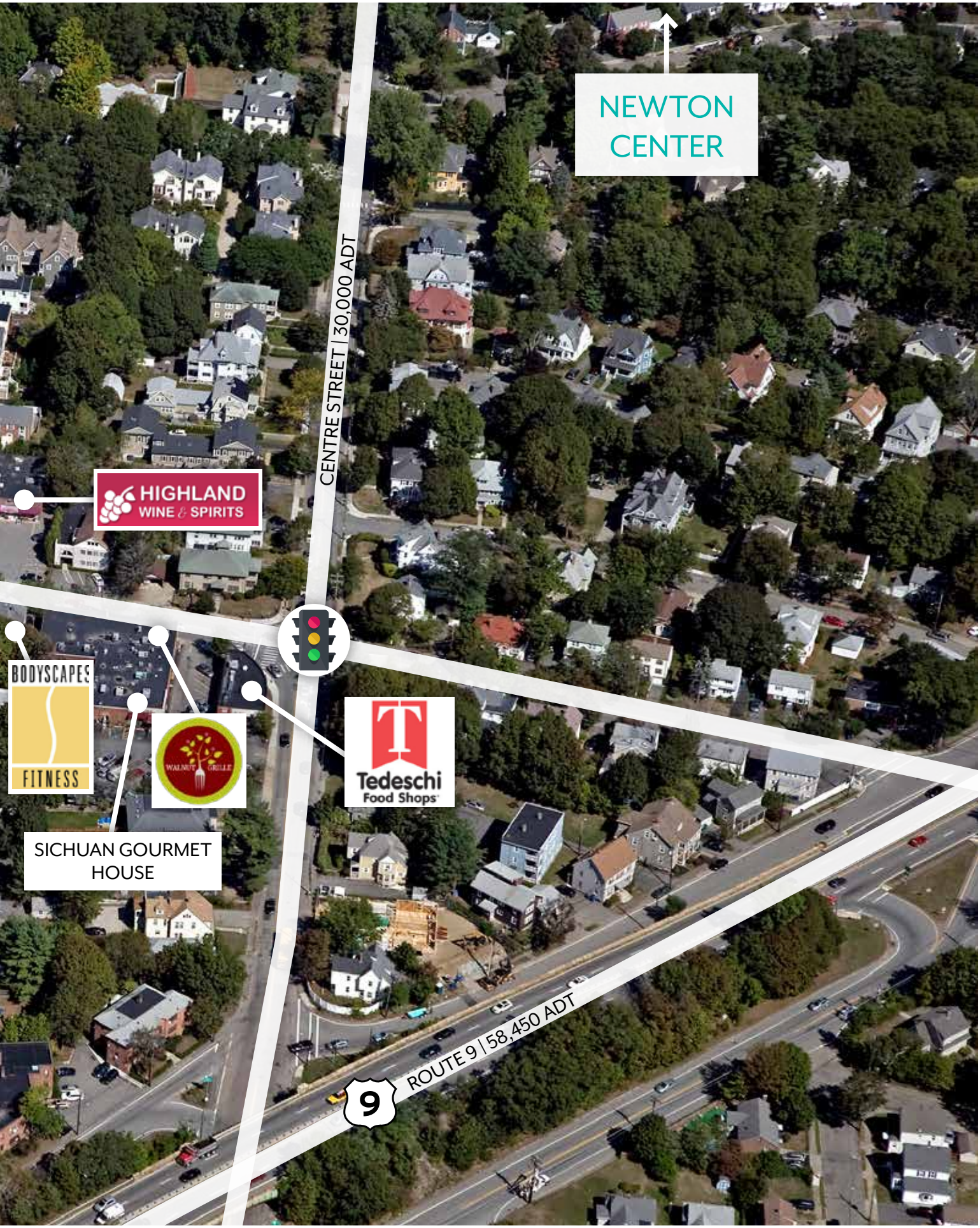


SECOND FLOOR: 1,642 SF

THIRD FLOOR: 764 SF



NEWTON/NEEDHAM RETAIL


NEWTON CENTER
CENTRE STREET | 30,000 ADT
HIGHLAND WINE & SPIRITS
BODYSCAPES FITNESS
WALNUT GRILLE
SICHUAN GOURMET HOUSE
Tedeschi Food Shops
ROUTE 9 | 58,450 ADT
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