

OFFICE BUILDING FOR SALE

# 154 WELLS AVENUE

NEWTON, MA





## PROPERTY DETAILS

Located in the Wells Avenue Executive Park this 11,100 SF office building is situated on 1 acre within minutes of routes 128, 95 and the Mass Turnpike.

- Coveted Wells Avenue location
- Rare building of this size available for sale
- Own your own building

## BUILDING SPECIFICATIONS

Building Size	11,100 SF
Year Built	1970
Stories	2
Elevator	None
Parcel ID	NEWT-000084-000034A-000005A EPDM
Roof	EPDM
HVAC	4 Roof Top Gas
Windows	Double Glazed, Aluminum Frame
Water/Sewer	City
Life Safety	Alarm Connected to City

## SITE AREA

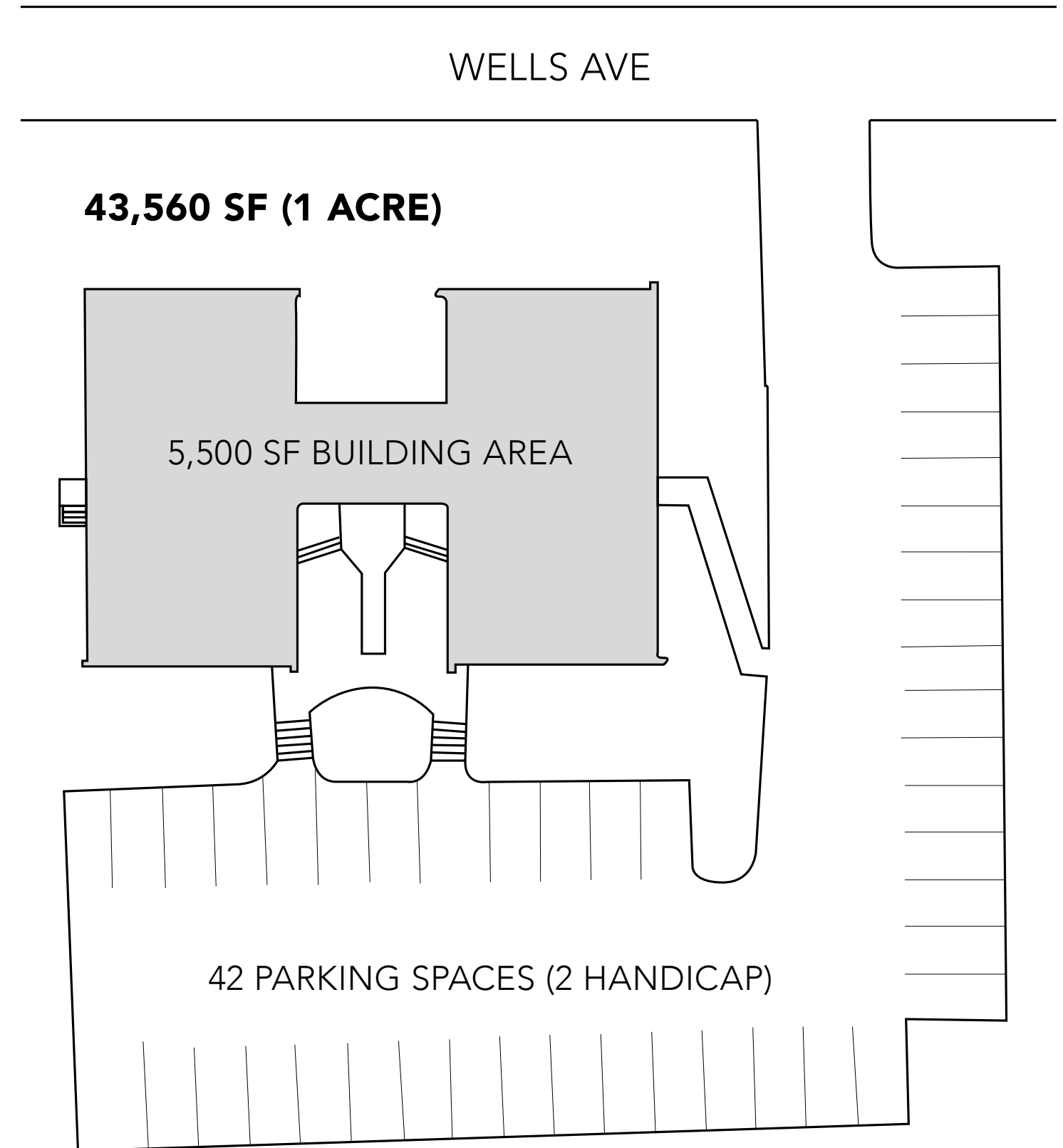
Address	154 Wells Ave, Newton
Lot Size	43,560 (1 Acre)
Parking	42 Spaces (2 Handicap)
Zoning	LMD

\*Sign Confidentiality Agreement for full report of Income and Expenses

Agreement available upon request or visit <https://bradvisors.com/property/154-wells-ave/>



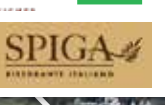
## SITE PLAN







EXIT 19



Shark NINJA



NEW INTERCHANGE



CUTLER LAKE



CHARLES RIVER LANDING APARTMENTS



CHARLES RIVER COUNTRY CLUB

MANDARIN CUISINE



Panasonic



necn

NEWTON-WELLESLEY AMBULATORY CARE CENTER NEWTON



MELVILLE AVENUE



LOCATION OVERVIEW







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