

FOR SALE



# 50 HUNT

MULTI TENANTED OFFICE BUILDING WITH UPSIDE / WATERTOWN, MA



Boston Realty Advisors  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



# EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to offer for sale, **50 Hunt Street & 37 Hunt Street in Watertown, MA**. The offering consists of a 3 story multi-tenanted 25,000 square-foot office building on 0.49 acres. Located halfway between Newton Corner and Watertown Square and just blocks away from Exit 17 off the Mass Turnpike. The first two floors and basement of the building are fully leased and only one small suite on the third floor is occupied, providing rental income upside for investors or vacancy for an owner user to absorb.

Originally built in 1890, in the early 1900's the building housed part of the Stanley Steamer Automobile design and manufacturing operation. During the 1950's and 1960's it was used by a games and greeting card business. The now Class B office building provides investors with value-ad upside. The location provides great views of the Charles River while also providing great access into the city via Soldiers Field Road as an alternative to Mass Turnpike via I-90/Newton Corner. Public transit is also available one block away via the Galen Street & Boyd Street Express Bus into Downtown Boston & Copley Square.

37 Hunt Street is a leased single family home with one reserved parking space allowing the remainder to be used for the office building.

**50 Hunt Street and 37 Hunt Street in Watertown** is offered for sale on an unpriced basis and will be accepting offers on a rolling basis.

# PROPERTY DETAILS

<b>ADDRESS</b>	50 Hunt Street, Watertown, MA	<b>PUBLIC TRANSIT</b>	Galen St & Boyd St Express Bus provides access to Downtown Boston & Copley Square
<b>ACCESS</b>	Accessible from north and south directions off I-90 & Route 16. Direct access off Centre Street/Galen Street in Watertown	<b>PARCEL ID</b>	2711877
<b>PROXIMITY TO MAJOR TRANSIT</b>	.4 miles from Exit 17 off I-90 and direct access to Soldiers Field Road via Newton Corner	<b>LAND SIZE</b>	0.49 Acres
		<b>PARKING</b>	48 Spaces
		<b>ZONING</b>	T (Two Family)

# BUILDING DETAILS

## 50 HUNT STREET, WATERTOWN

<b>BUILDING RSF</b>	25,840 RSF
<b>STORIES</b>	3 Floors + Basement
<b>YEAR BUILT</b>	1890
<b>YEAR RENOVATED</b>	1990
<b>CEILING HEIGHT</b>	Approx. 9.5'
<b>CONSTRUCTION</b>	Wood Frame
<b>ROOF STRUCTURE</b>	Flat
<b>ROOF COVER</b>	Rubber
<b>SIDING</b>	Corrugated Aluminum & Glass
<b>FOUNDATION</b>	Brick & Stone
<b>ELEVATOR</b>	Freight
<b>POWER</b>	600 AMP single-phase and 400 AMP three-phase

<b>UTILITIES</b>	Gas (National Grid) Electric (Eversource) Split: Individually metered or by floor Town Water
<b>MECHANICAL BOILER SYSTEMS</b>	Oil fired boiler Roof top AC
<b>FUEL SOURCE</b>	Oil
<b>HOT WATER</b>	Boiler

## 37 HUNT STREET, WATERTOWN

<b>TYPE</b>	Single Family
<b>LAND SIZE</b>	0.115 Acres
<b>PARKING</b>	1 reserved & remainder are for office use
<b>ANNUAL RENT</b>	\$25,740
<b>LEASE EXPIRATION</b>	7/31/18
<b>MONTHLY RENT</b>	\$2,145

# LOCATION OVERVIEW





# INVESTMENT HIGHLIGHTS



GREAT BOSTON ACCESS VIA NEWTON CORNER AND SOLDIERS FIELD ROAD



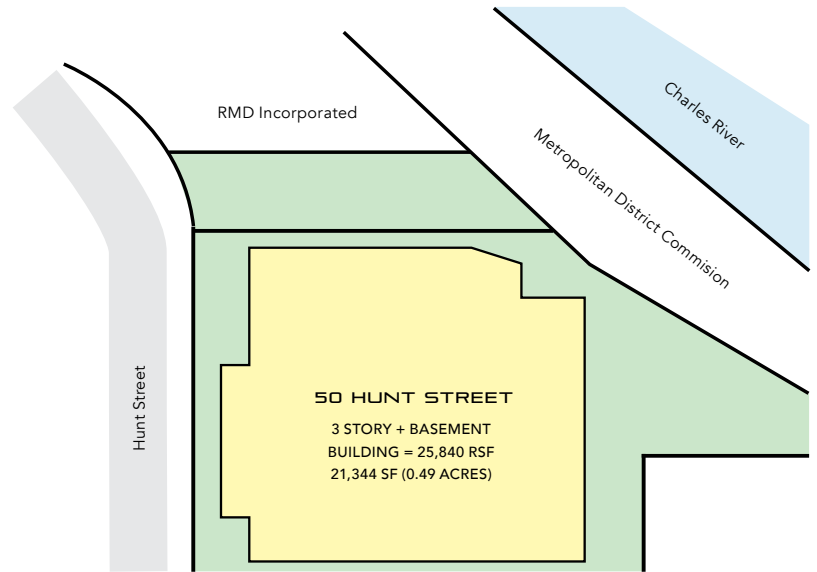
INVESTMENT OPPORTUNITY WITH VALUE ADD UPSIDE



SUITABLE FOR AN OWNER OCCUPANT



MULTI TENANTED THREE STORY OFFICE BUILDING



## SUBURBAN

**JEREMY A. FREID, SIOR**  
Managing Director & Sr Partner  
617.850.9602  
jfreid@bradvisors.com

**ADAM T. MEIXNER**  
Managing Director & Sr Partner  
617.850.9660  
ameixner@bradvisors.com

**DOUG ADAMIAN**  
Senior Managing Director  
617.850.9620  
dadamian@bradvisors.com

**JORDAN B. SNEIDER**  
Senior Associate  
617.850.9611  
jsneider@bradvisors.com

**MEGHAN HUEBNER**  
Client Services Associate  
617.850.9648  
mhuebner@bradvisors.com



745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.