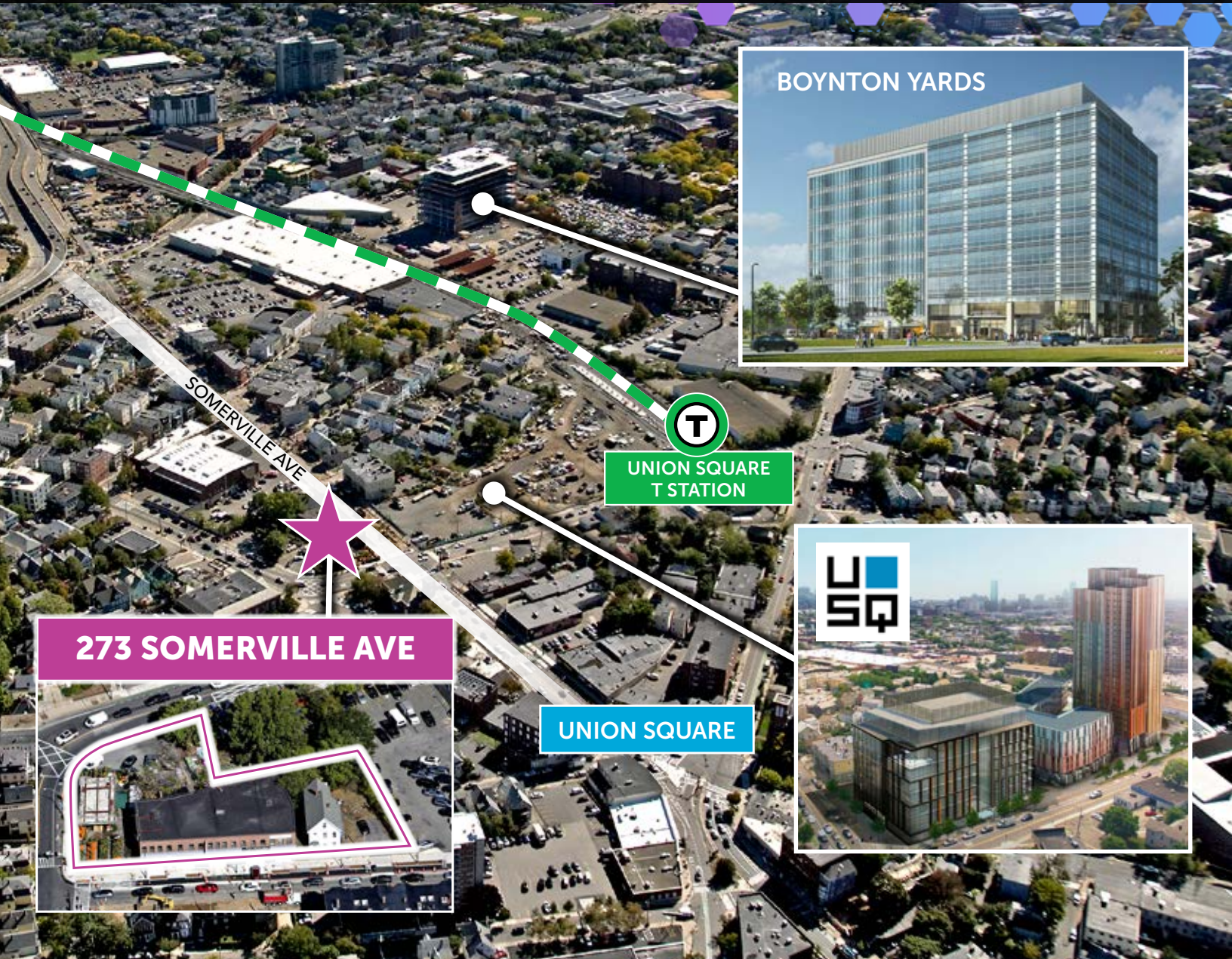


273 SOMERVILLE AVE

OPPORTUNITY ZONE



0.52 ACRE DEVELOPMENT SITE | SOMERVILLE, MASSACHUSETTS



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisers has been engaged to market **273 Somerville Avenue**, a 22,585 square foot development site in Somerville Massachusetts. Located in the center of Union Square, the heart of Somerville's new zoning initiative is an assemblage of 6 lots between three owners ("Owners" or "Ownership") who have asked Boston Realty Advisers to exclusively market their land together. 273 Somerville Ave Ownership shares the block that lies between Somerville Avenue, Washington Street and Merriam Street with the City of Somerville. The Site is entirely located within an Opportunity Zone.

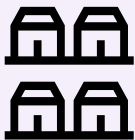
As of December 12th 2019, the City of Somerville passed a comprehensive, city wide zoning overhaul in hopes to maximize demand by transforming Union Square into a mixed-use hub. With the delivery of the future Union Square MBTA Green Line station, the new zoning code calls for the urbanization of Union Square increasing employment opportunities in the City of Somerville. 273 Somerville Ave, based on the new zoning code, is in the Commercial Core 5 district with a Master Plan Development Overlay implemented to create design-based neighborhood and station area plans.

Ownership is happy to provide investors an opportunity to acquire a fantastic development opportunity at market rate. Boston Realty Advisers will be conducting tours of the property with a "call-for-offers" to follow.



TRANSIT-ORIENTED

273 Somerville Ave is located 500 feet from the Union Square Station



NEW FAVORABLE ZONING

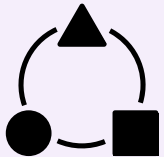
New Zoning has called for more density of commercial and residential units in the City of Somerville. 273 Somerville Ave is zoned for a five story commercial building.



STRONG EMPLOYMENT DYNAMICS

There will be over 10 million SF of new office space in Somerville, Cambridge, and Charlestown delivered in the next 10 years, providing highly-paid residents to Somerville for years to come.

REVITALIZING SOMERVILLE



Somerville has made tremendous steps to capitalize on its potential and compete with the demand seen in neighboring Cambridge and Boston. A new zoning code which calls for increased density and commercial space has been implemented. The Green Line extension allows easier access to Somerville's unparalleled squares and neighborhoods.

PROPERTY DETAILS



PARCEL 1

Zoning - CC5

Land Area - 9,919

Use - Ricky's Flower Shop

PARCEL 2

Zoning - CC5

Land Area - 7,501

Use - Auto Body Shop

PARCEL 3

Zoning - CC5

Land Area - 5,165

Use - Multifamily

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