



~Unique Investment Opportunity~
FOR SALE OR LEASE
Six 2,640 SF Retail or Office Condo's
1238 Bedford Street, Abington, MA 02351
\$525,360 per Unit
\$199 per SF



Offering Memorandum

Listed By:
Denenberg Realty Advisors

DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

For further information please contact:

Jonathan Blacker, Vice President

Denenberg Realty Advisors

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www.DenenbergRA.com

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Investment Summary

Denenberg Realty Advisors has been retained to market for sale, the fee simple interest in the six retail/office condo's at 1238 Bedford Street in Abington, MA. There are six 2,640 square foot retail/office condo's for sale or lease and they can be sub-divided. These condo's are ideal for an owner/user or investor. This strip center is newly constructed and will be finished spring of 2010. The entire strip center is 16,000 square feet and is located on busy Route 18 (Bedford Street) across from *Barrett's Abington Ale House & Grill*. The average daily traffic count is 19,500 cars per day.

This strip center has great street visibility! It is a beautifully designed property with full height glass frontage and rear delivery. The center will have pylon signage and 85 +/- parking spaces. This is a very unique opportunity to own your own newly built Retail or Office Condo!!

Location: 1238 Bedford Street, Abington, MA 02351

Total SF of Center: 16,000 SF

Six Condo Units: 2,640 SF (sub-dividable)

Lot Size: 1.5 Acres (65,340 SF)

Parking Spaces: 85 +/-

2009 Taxes: \$5,832 annually per unit (\$486 per month)

CAM & Insurance: \$2.50 per SF (estimated)

Year Built: 2010

Listing Price: **\$525,360 per unit**

Each 2,640 SF Retail/Office Condo will Include:

- Drop ceiling 2x4 standard ceiling tile
- 10'ft or 12'ft ceiling height
- Ten 2x4 drop in-ceiling light fixtures
- Walls sheetrock & ready for paint – party walls only
- Floors concrete slab ready for tenant covering
- Air conditioning & gas heat forced hot air
- Five ton Air Conditioning unit
- 90,000 BTU heating unit
- Electric 200 AMP three phase
- Wall outlets every 8 ft on party walls only
- Sprinkler system
- Signage on front of building & on Pylon Sign
- Two ADA Bathrooms
 - Each with one ceramic sink & toilet partition
 - Tile floor & walls up four feet in height
 - One light/fan combination unit
 - Toilet paper & paper towel dispenser

Projected Sales Analysis

Retail Condo's	Six Units Available
Square Footage	2,640 SF
Sale Price	\$525,360
Sales Price per SF	\$199
Down Payment (20%)	\$105,072
First Mortgage	\$420,288
Interest Rate	6.75% - 30 year amortization 15 year note
Principal & Interest	\$2,724.92 per month
Common Area Maintenance & Insurance	\$2.50 per SF (estimated) \$550 per month
Real Estate Taxes	\$5,832 annually (estimated) \$486 per month
Total Monthly Expense	\$3,760.92

DEMOGRAPHICS

2008	1 Mile	3 Mile	5 Mile
Population	5,647	47,493	156,309
# of Households	2,160	18,016	58,377
Median Household Income	\$69,911	\$65,281	\$64,500

Highlights

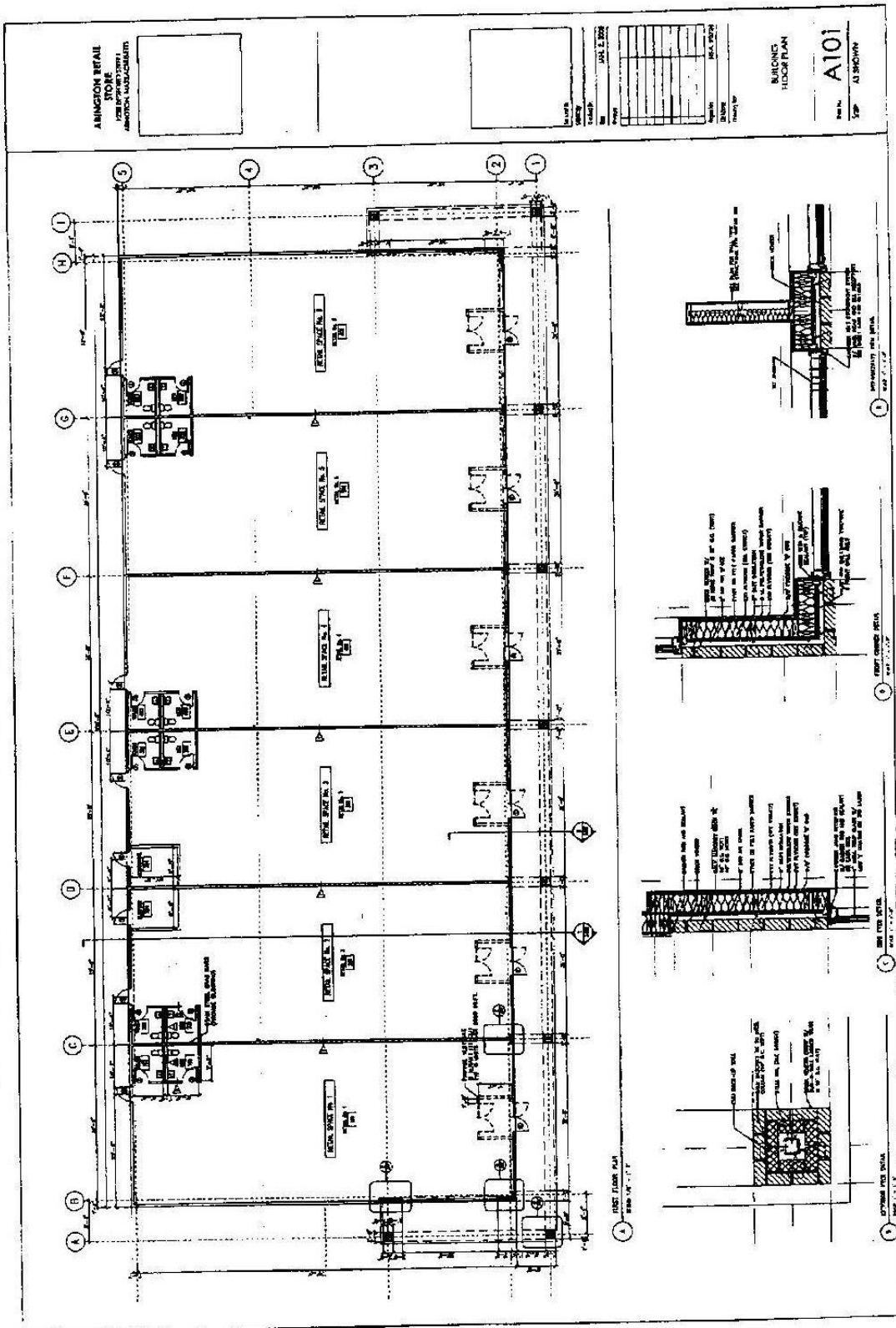
- Six 2,640 SF Retail Condo's
- New Construction
- Prime Location
- Pylon Sign
- 85 +/- Surface Parking
- Traffic Count 19,500
- Unique Opportunity to own your Retail or Office Condo!!

Subject Property Photos









GENERAL NOTES:

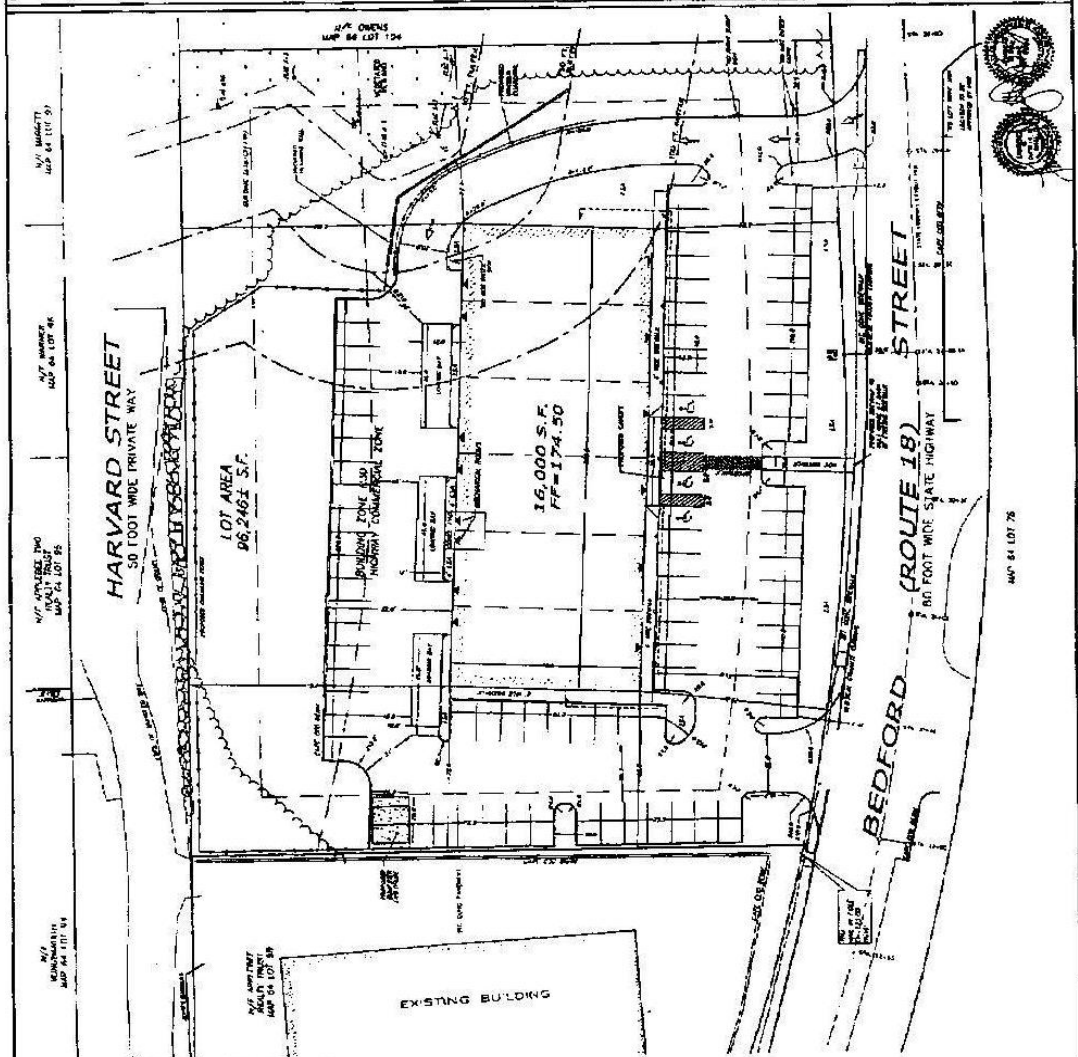
1. OWNER HAS FILED THIS PLAN WITH THE CITY OF ASHINGTON, MA.
2. THIS PLAN IS SUBJECT TO THE CITY OF ASHINGTON, MA ZONING REGULATIONS.
3. THE CITY OF ASHINGTON, MA ZONING REGULATIONS REQUIRE THAT THE PROPOSED BUILDING BE CONFORMANT WITH THE CITY OF ASHINGTON, MA ZONING REGULATIONS.
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PROPOSED LAYOUT PLAN FOR ABINGTON PLAZA 1238 BEDFORD STREET ASHINGTON, MA

DECELE ENGINEERING

100 BEDFORD STREET, SUITE 200
ASHINGTON, MA 01920
TEL: 781-326-1234
WWW.DECELEENGINEERING.COM

DATE: 08/15/2017
DRAWN BY: J. DECELE
CHECKED BY: J. DECELE
SCALE: AS SHOWN



ZONING REGULATIONS

TYPE	MINIMUM	MAXIMUM	REMARKS
MIN. LOT AREA	10,000 S.F.	100,000 S.F.	
MIN. LOT FRONTAGE	100 FEET	100 FEET	
MIN. LOT WIDTH	100 FEET	100 FEET	
MIN. FRONT YARD SETBACK	10 FEET	10 FEET	
MIN. SIDE YARD SETBACK	5 FEET	5 FEET	
MIN. REAR YARD SETBACK	10 FEET	10 FEET	
MIN. HEIGHT	10 FEET	10 FEET	
MIN. FLOOR AREA RATIO	1.0	1.0	
MIN. OPEN SPACE	10%	10%	

PERMITS ACQUISITION

TYPE	ISSUE FEE	RENEWAL FEE	REMARKS
CONSTRUCTION PERMIT	\$1,000	\$500	
PLUMBING PERMIT	\$500	\$250	
ELECTRICAL PERMIT	\$500	\$250	
Mechanical Permit	\$500	\$250	
Other Permits	As Applicable	As Applicable	

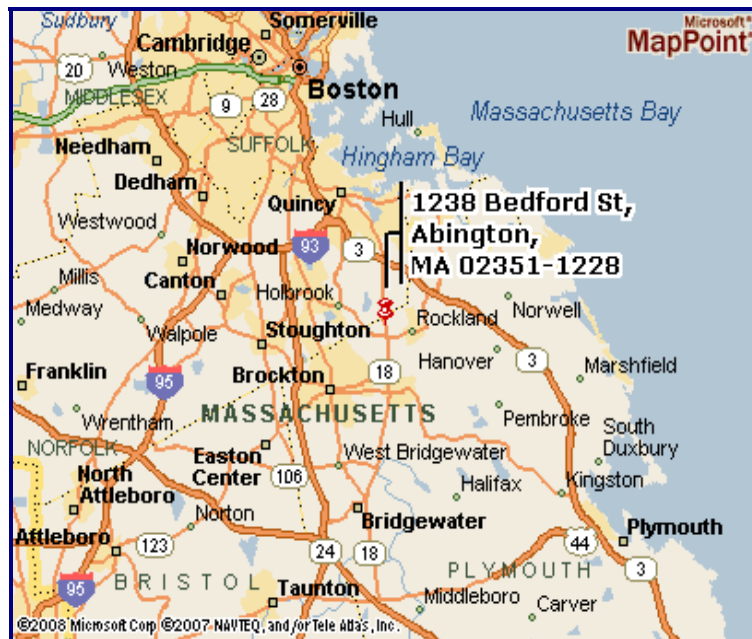
LEGEND

EXISTING	PROPOSED
1. EXISTING BUILDING	1. PROPOSED BUILDING
2. EXISTING DRIVEWAY	2. PROPOSED DRIVEWAY
3. EXISTING SIDEWALK	3. PROPOSED SIDEWALK
4. EXISTING CURB	4. PROPOSED CURB
5. EXISTING UTILITY	5. PROPOSED UTILITY
6. EXISTING EASEMENT	6. PROPOSED EASEMENT
7. EXISTING SETBACK	7. PROPOSED SETBACK
8. EXISTING LOT LINE	8. PROPOSED LOT LINE
9. EXISTING STREET	9. PROPOSED STREET
10. EXISTING PARKING	10. PROPOSED PARKING
11. EXISTING LANDSCAPE	11. PROPOSED LANDSCAPE
12. EXISTING TREES	12. PROPOSED TREES
13. EXISTING WALLS	13. PROPOSED WALLS
14. EXISTING FENCES	14. PROPOSED FENCES
15. EXISTING SIGNAGE	15. PROPOSED SIGNAGE
16. EXISTING UTILITIES	16. PROPOSED UTILITIES
17. EXISTING EROSION CONTROL	17. PROPOSED EROSION CONTROL
18. EXISTING DRAINAGE	18. PROPOSED DRAINAGE
19. EXISTING FLOOD ZONE	19. PROPOSED FLOOD ZONE
20. EXISTING HISTORIC DISTRICT	20. PROPOSED HISTORIC DISTRICT
21. EXISTING LANDMARK	21. PROPOSED LANDMARK
22. EXISTING MONUMENT	22. PROPOSED MONUMENT
23. EXISTING BENCHMARK	23. PROPOSED BENCHMARK
24. EXISTING SURVEY POINT	24. PROPOSED SURVEY POINT
25. EXISTING ADJACENT PROPERTY	25. PROPOSED ADJACENT PROPERTY

Maps



Street View



State View