

303 Adams Street

Milton, Massachusetts



For Sale

**Educational
Campus and
Administrative
Office Facility**

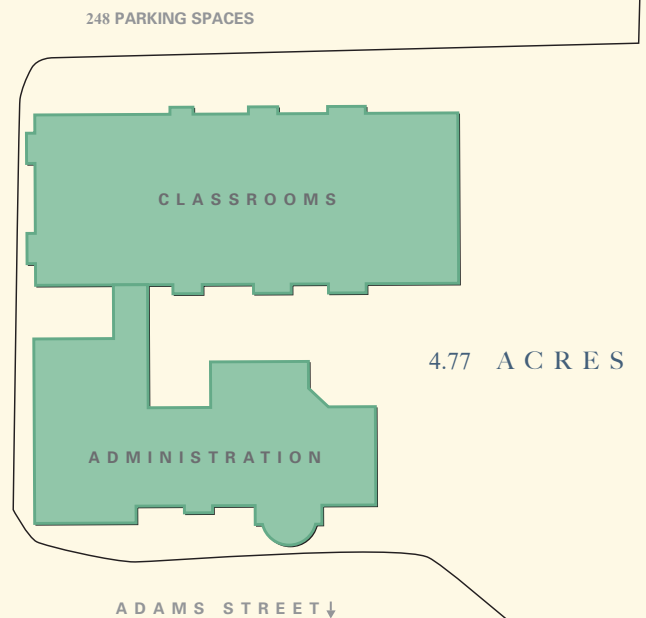


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COMPREHENSIVE REAL ESTATE SOLUTIONS

303 Adams Street has long been recognized as Laboure College of Healthcare. The property consists of a 51,050 SF educational facility comprising 3 interconnected buildings featuring classrooms, simulation labs, computer lab, library, administrative offices and meeting spaces. Situated on 4.77 acre campus with 248 parking spaces, the property offers a rare opportunity for educational, institutional or redevelopment opportunity. Located in the heart of Milton, just a few miles south of Boston, the campus benefits from excellent accessibility with convenient to Interstates 93 and 95 and within walking distance to the MBTA Green Line Extension in Milton Village.



SITE PLAN



303 Adams Street presents the opportunity to purchase an educational facility inside of Route 128 that is well-suited for non-profit and institutional uses with nearby public transportation and other amenities in a campus setting.

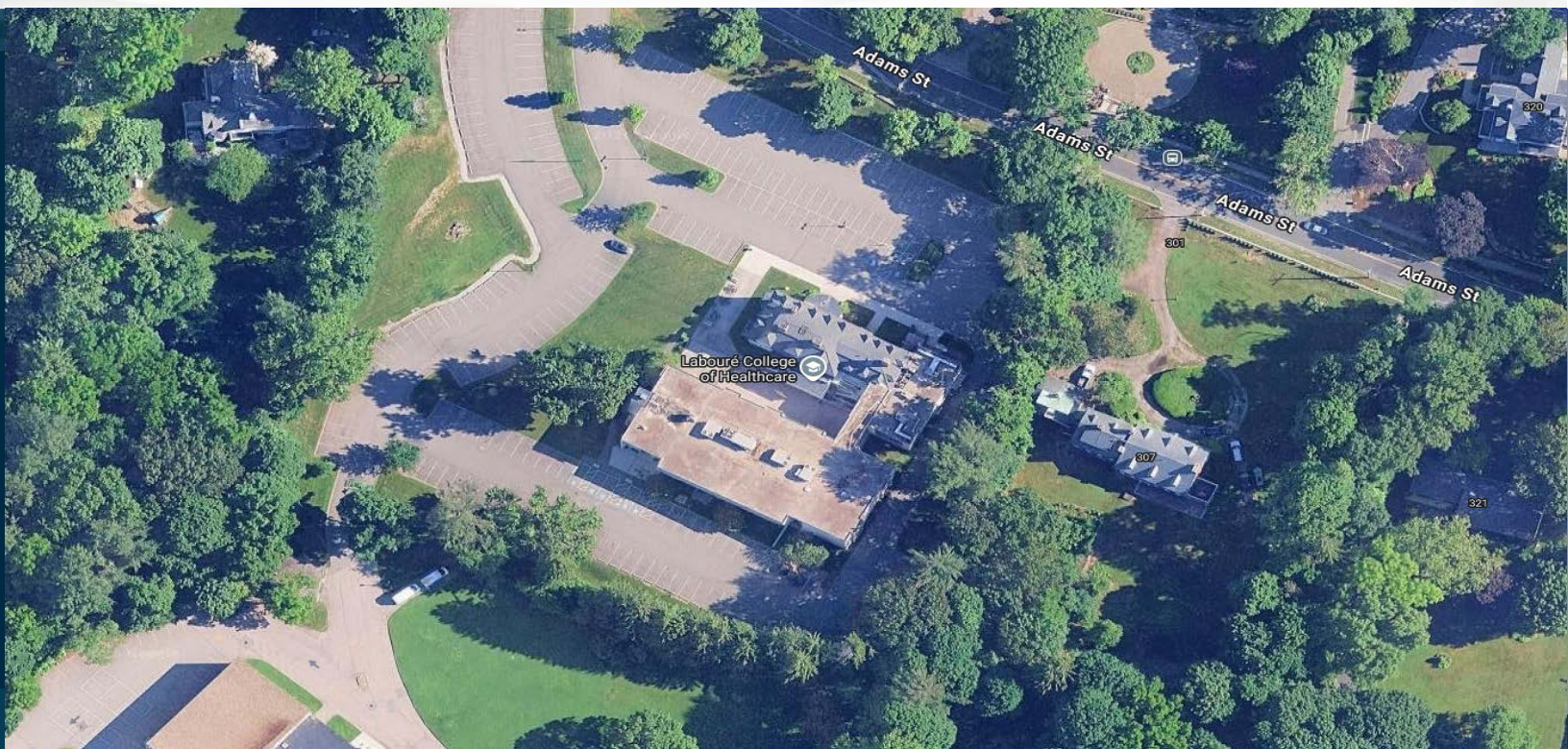
Property Specifications

Lot size: 4.77 Acres, 207,781 square feet

Improvements: 51,050 SF School & Administration Building consisting of 3 connected buildings, a former single family, 3-story home, converted into private offices and conference rooms, a smaller 3 story addition which includes a student center, formal entrance and supporting offices and a classroom building with simulation laboratories, computer lab, library and private offices.

Current Use: Academic Building and Administration Offices

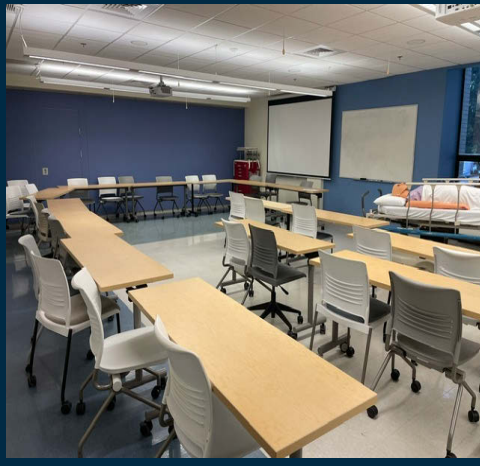
Location/Access: The site is located on Adams Street, near the Lower Mills section of Milton and the Green Line Extension. The property boasts 15-minute drive times into Boston and nearby access to Interstate 93 and Interstate 95.



Utilities: Water – MWRA Electricity – Eversource
Sewer – MWRA Gas – National Grid

Construction: The 51,050 SF renovated educational facility built in 1890 and 1963, renovated 2016 & 2023 featuring brick and block construction as well as steel frame construction.

Zoning: Residence “A”
The Residential A zone allows for one and two-family homes, educational uses and some agricultural and supporting uses.



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