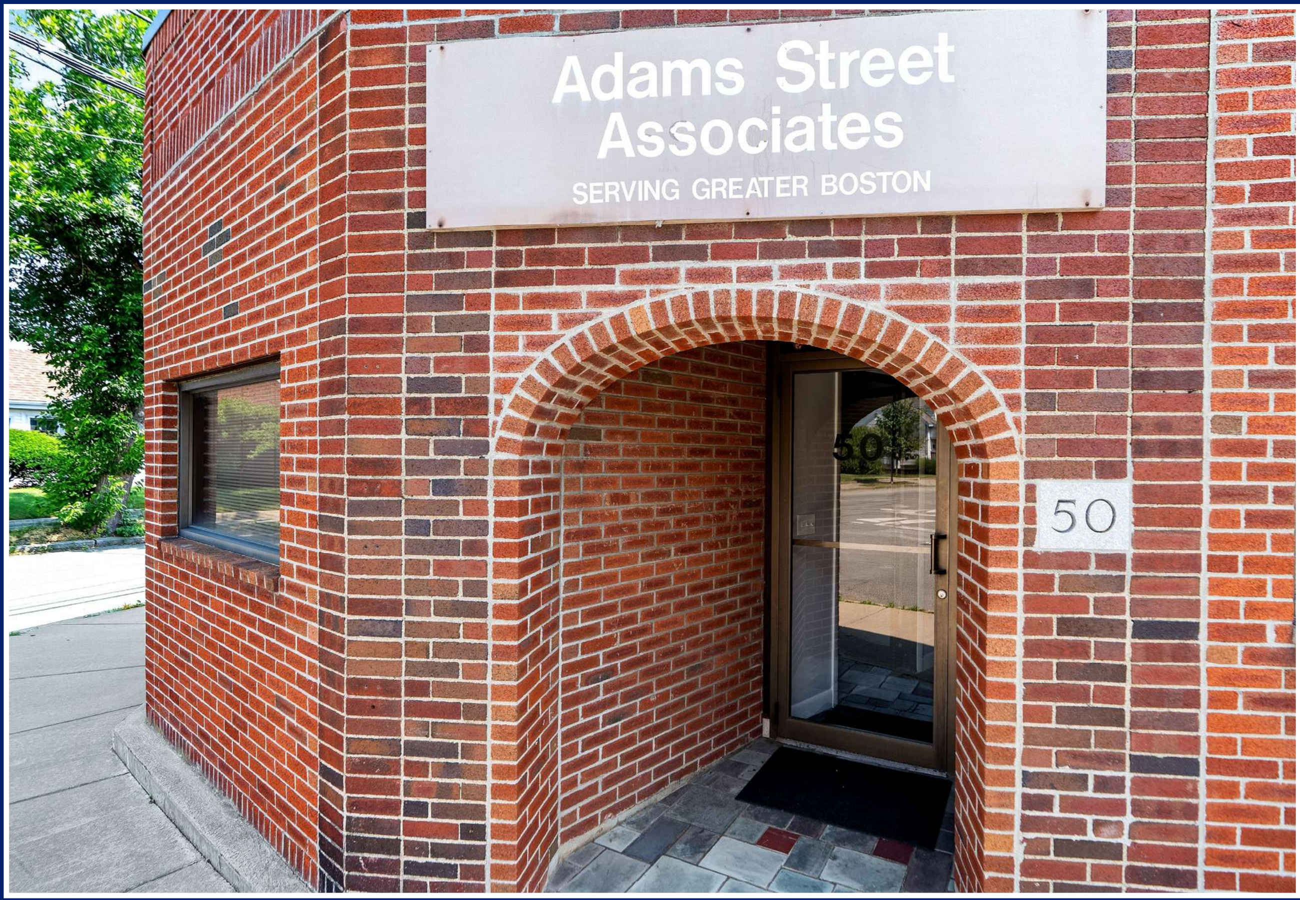
50 Adams Street

Nonantum • Newton, MA 02460

The Commercial Group



COLDWELL BANKER COMMERCIAL

Executive Summary

Coldwell Banker Commercial Boston is pleased to present an opportunity to acquire in fee simple, single-story brick building at the intersection of Adams Street and Linwood Street in the Nonantum section of Newton, Massachusetts. The building was constructed in 1930 and consists of approximately 1346 rentable square feet and is situated on a 1636 square foot parcel of land.

Property Overview

The building is meticulously maintained and comprises five (5) efficiently sized offices and two bathrooms. In addition, there is a full serviceable basement with standard heights which provide considerable storage space. The roof was recently replaced as well as the HVAC systems. Although the property does not specifically provide for parking there is ample and easily accessible uninterrupted street parking throughout the day.

Investment Opportunity

This property offers the buyer the rare opportunity to take ownership and control of its real estate requirements. The property is ideal for an owner/user providing professional services and/or as home base for any business. The building is ideally situated at an intersection offering the Owner potential for highly visible signage anchored off the building façade.

Pricing

The listing price is $859,000.00.

The Building

Address: 50 Adams Street, Newton, Massachusetts 02460

Land Area: 1,636 square feet

Gross Building Area: 1,346 square feet at grade level; lower/level basement not included in square footage calculation

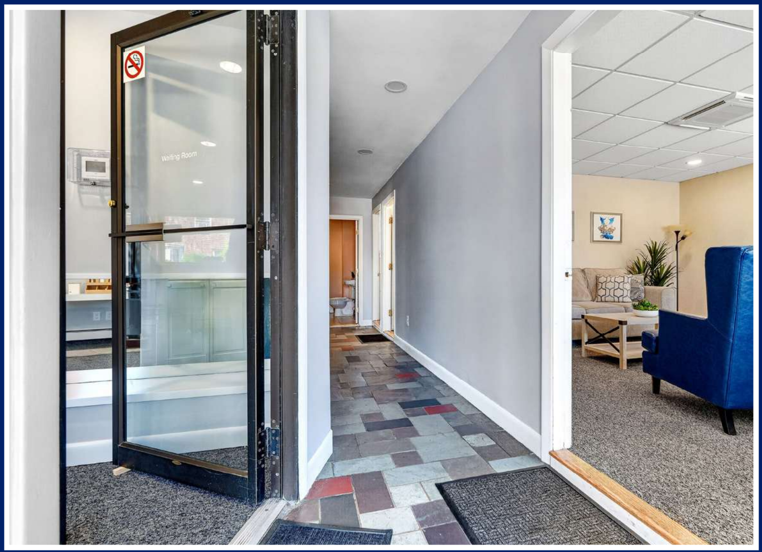
Year Built: 1930

Number of Floors: Street level plus basement

Ownership: Fee Simple

FY2025 Total Assessed Value: $385,400

Real Estate Taxes: $6,958.00



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Disclaimer

This Offering Memorandum has been prepared by Coldwell Banker Commercial, (hereinafter "CBC") 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, oral or written, have been developed by CBC 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. CBC makes no representation 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, CBC 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. CBC 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 CBC has no specific information relating to this issue nor is CBC 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 (v) to return it to Coldwell Banker Commercial.

If you have no further interest in the Property, please destroy/delete the Offering Memorandum forthwith.

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