

PORTFOLIO SALE

3 UNIT MF & 3 UNIT COMMERCIAL BUILDING

DEVELOPMENT POTENTIAL

5 MARLBORO ST
171-173 BELMONT ST
BELMONT, MA 02478



Albert Bouchie

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Property Overview

5 Marlboro and 171-173 Belmont St

The properties at 5 Marlboro Street and 171-173 Belmont Street are currently being marketed as a single commercial portfolio. We feel the highest and best use would be as a residential development expanding the unit base to 5-7 units with 2-3 commercial units on street level on Belmont Street to comply with the MXDZ4. Below is the summary of the current zoning and public records associated with these sites:

Zoning Status

The two properties are situated on separate parcels with distinct zoning classifications. The recommendation is to combine these parcels to maximize development of the portfolio

- **171-173 Belmont Street:** This property is within the MBTA overlay 3A, specifically designated as **Section 4 (Mandatory Mixed-Use Development Overlay Subdistrict 4, or "MXDZ4")**. This zoning designation allows for 2.5 stories of residential units above the commercial component.
- **5 Marlboro Street:** This property is identified as **1A Low Density**.
- **Development Context:** While there has been discussion regarding the potential to combine these lots to maximize density, the town's current zoning code maintains them as separate parcels with distinct dimensional restrictions.

	Belmont Development			
Zoning	Mixed Use Development Overlay Subdistrict 4 ("MXDZ4")			
Use	First Floor Commercial, 3.5 Residential Stories			
	5 Marlboro St	171 Belmont	Both Properties	
Lot Size SF	5000	3,180	8,180	
Bldg Footprint	1438	2,544	3,982	
Bldg SF	3667	2,696	6,363	

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Property Overview

MULTIFAMILY & COMMERCIAL PROPERTY FOR SALE | 5 MARLBORO & 171-173 BELMONT

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Public Filings & Assessment Records

- **171 Belmont Street Assessment:** According to the latest available assessment report (Map Ref: M: 01 P: 000062 S:), the property has a total assessed value of \$1,031,000. The fiscal year 2025 estimated tax is \$11,743.
- **5 Marlboro Street Assessment** (MapRef: M:01P:00061 S:) the property has a total assessed value of \$1,374,000. The fiscal year 2025 estimated tax is \$ 15,650.
- **Financial Documentation:** Current rent rolls and profit-and-loss statements, updated as of June 11, 2026, track the "In Place" financial performance against "Pro Forma" market rent estimates.

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Property Summary

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Property Description

Presenting an exceptional opportunity for a purchase Portfolio consisting of multifamily and commercial retail /office property. The impressive property at 5 Marlboro & 171-173 Belmont offers in place 5,015 SF of Multi family and building featuring 6 units on an 8000 sf lot. The properties are located in the MBTA 3A zoning as outlined by Town of Belmont. The properties are abutting and sit in the new 1-a and MZOD4 zoning. This zoning allows for a multitude of possibilities for potential repositioning or expansion. The versatile configuration includes a 3-family residential building and a 3-unit retail/office building, providing a dynamic investment potential. Situated in the sought-after Cambridge-Belmont area, this property captivates with its potential and strategic location, making it an attractive prospect for astute investors looking to make an impact in the thriving Boston real estate market.

Property Highlights

- -3 Familv Residential Building- 1A Zone

Offering Summary

List Price:	\$2,900,000
Total Lot Size	8,180 SF
171 Belmont Building SF:	1,348 SF
5 Marlboro Building SF:	3,667 SF
Zoning:	1A and MOZ4
Units:	3 Residential, 3 Commercial
Residential Development Expansion:	3-4 Units

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Property Details

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Sale Price	\$2,900,000
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Location Information

Building Name	Marlboro-Belmont Portfolio
Street Address	5 Marlboro St and 171-173 Belmont St
City, State, Zip	Belmont, MA 02478-3657
Sub-market	Belmont
Cross-Streets	Belmont St & Marlboro St
Side of the Street	North
Road Type	Paved

Building Information

Combined Building Size	5,015 SF
Tenancy	Multiple
Construction Status	Existing
Free Standing	Yes
Number of Buildings	2

Property Information

Property Type	Multifamily & Commercial
Property Subtype	Residential Development
Zoning	LB3 - MOZ4. 1A Zone
Total Lot Size	8,180 SF

Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	6

Utilities & Amenities

Gas	Yes
Fuel Type:	Natural Gas
Heat Type:	Steam

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5 Marlboro Photos

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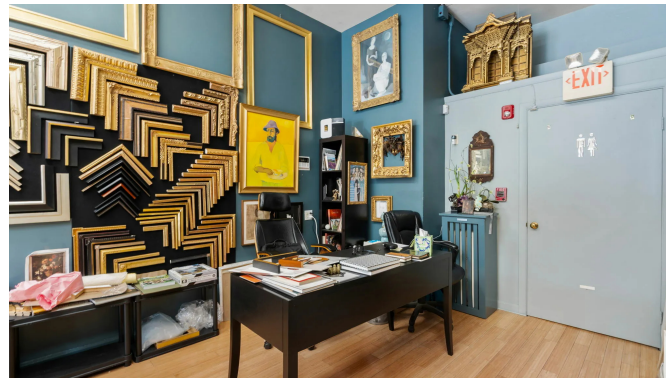
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171-173 Belmont St Photos

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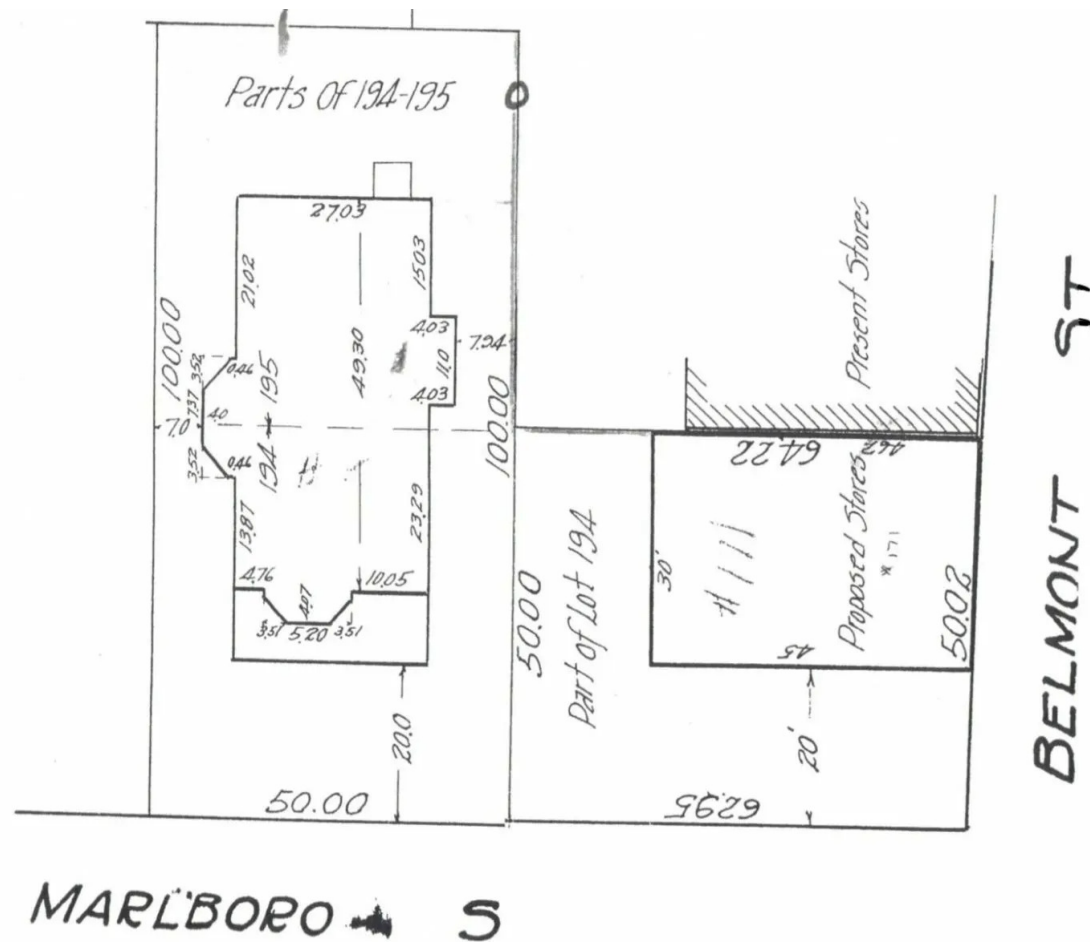
SECTION 1

SITE SURVEY-FLOOR PLANS

Site Plans

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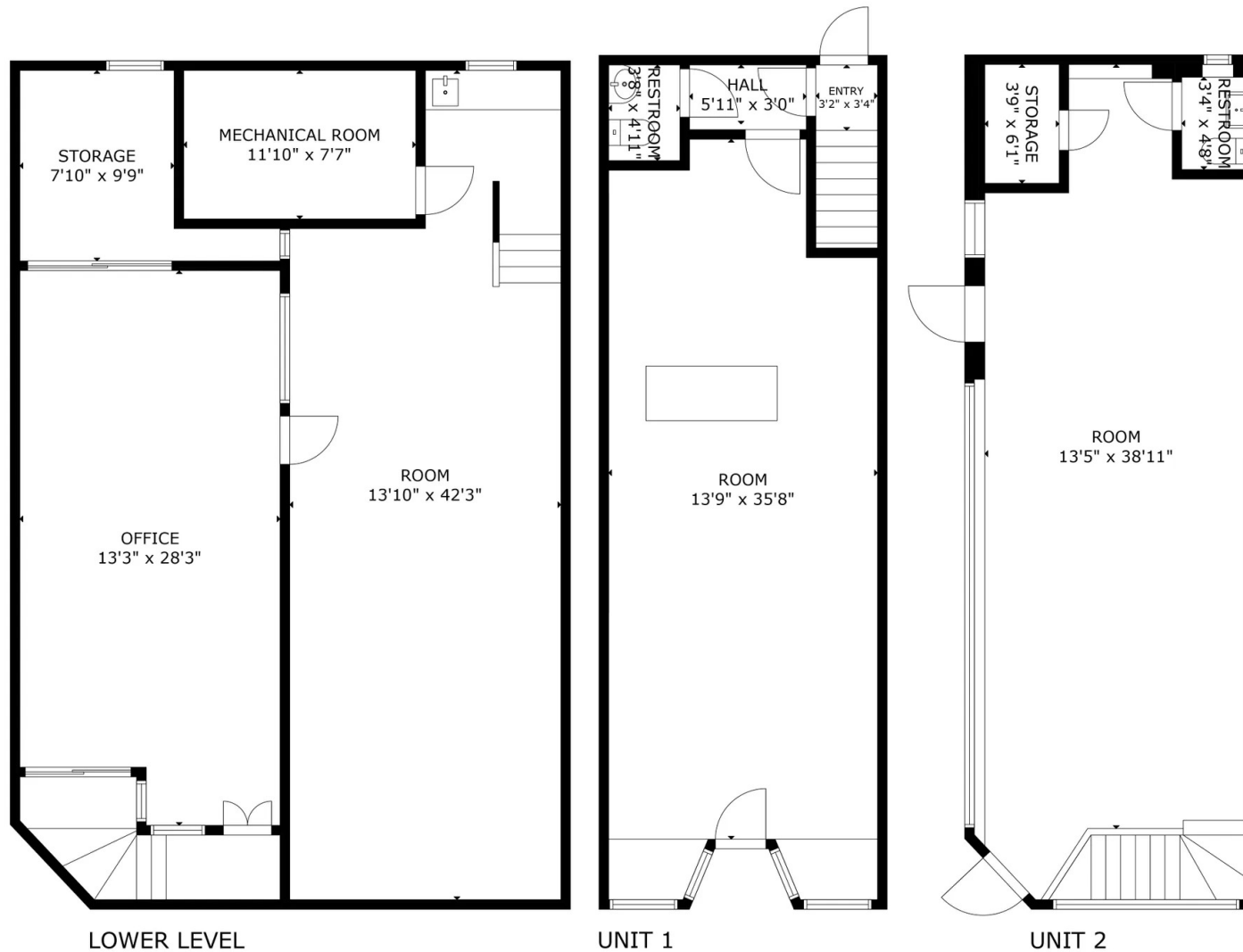
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171-173 Belmont Floor Plans

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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY AND SHOULD BE INDEPENDENTLY VERIFIED.

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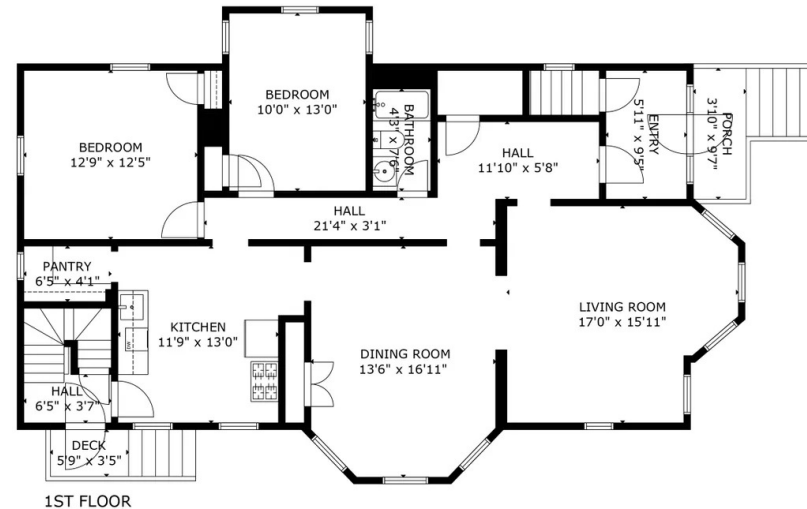
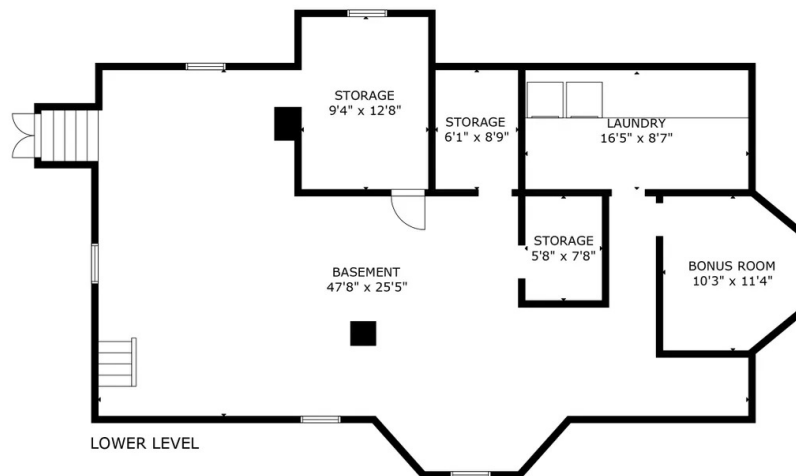
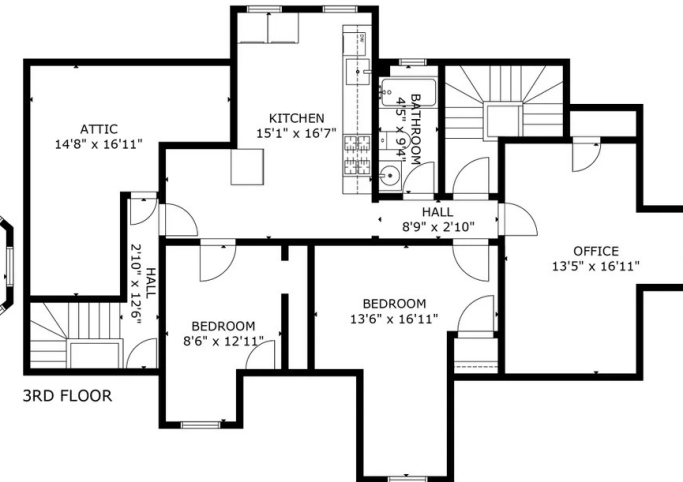
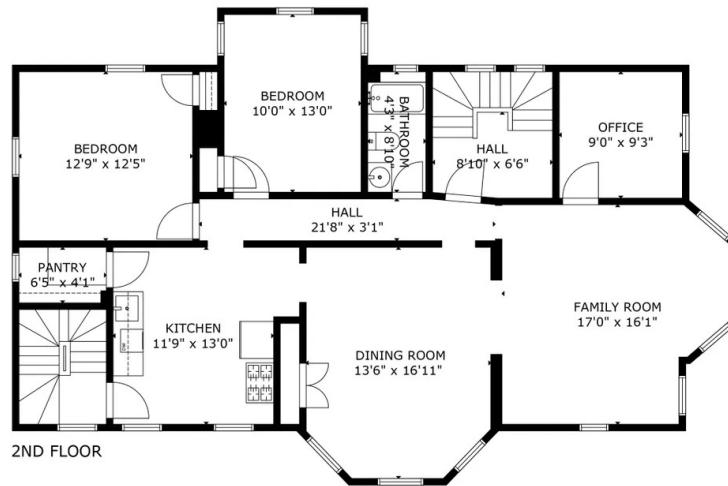
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5 Marlboro Floor Plans

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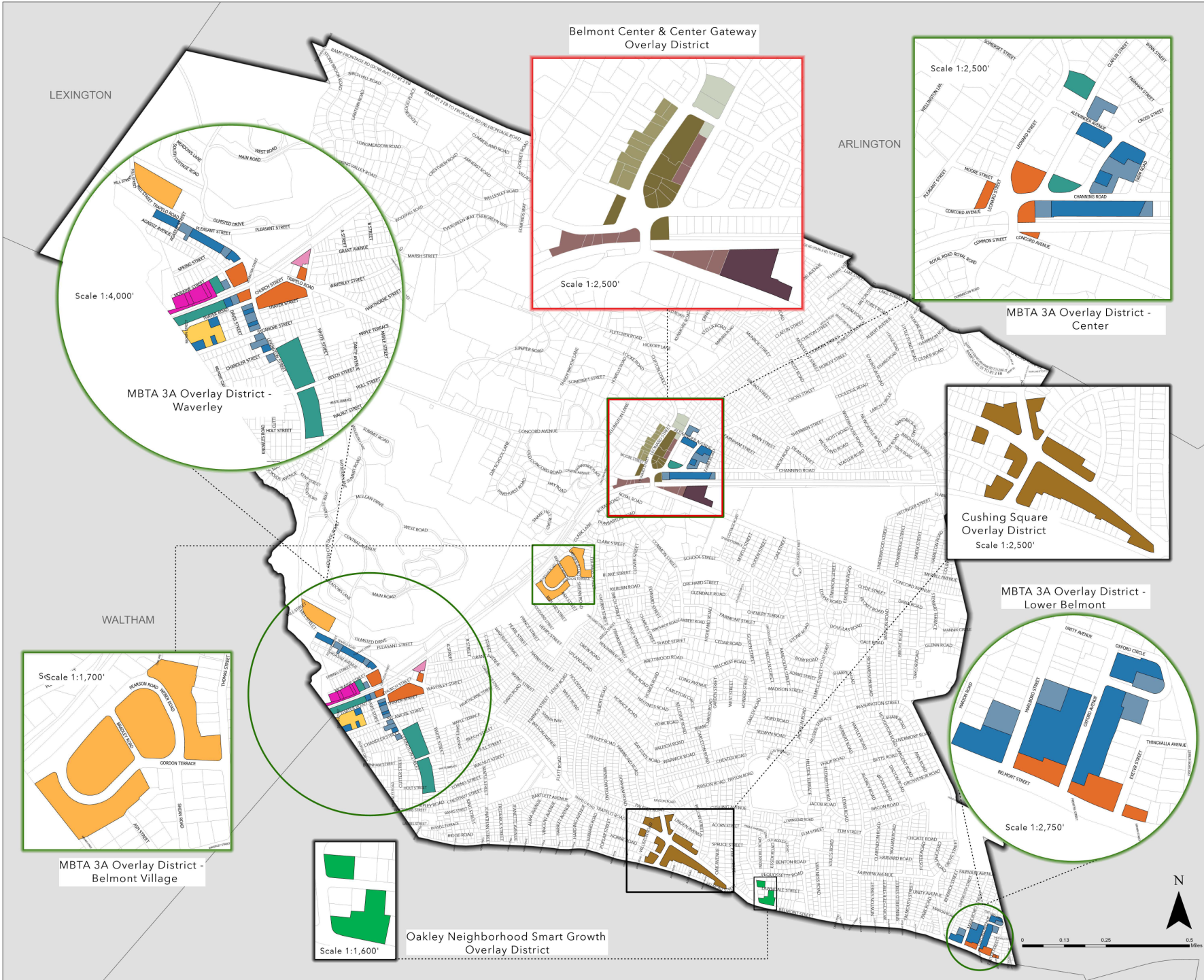
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SECTION 2

ZONING REVIEW



TOWN OF BELMONT MASSACHUSETTS

BELMONT OVERLAY MAP

DECEMBER 2025



Overlay Zoning Districts

- Center Gateway
- Cushing Square
- Oakley Neighborhood Smart Growth
- MBTA 3A Overlay Districts**
- 1A - Low Density SD
- 1B - Low Density SD
- 2 - Low Density SD
- 3A - Housing Authority
- 3B - Housing Authority
- 4 - Mandatory Mixed Use
- 5A - High Density SD
- 5B - High Density SD
- Belmont Center Overlay District**
- FB1: Edge
- FB2: General
- FB3: Center
- FB4: Core



For assessment purposes;
not to be used for legal
description.

