



COMMERCIAL PROPERTY OFFERING

175 Mystic Ave, Medford, MA 02155

PROPERTY OVERVIEW

Address	175 Mystic Ave, Medford, MA 02155
County	Middlesex County, Massachusetts
Deed Reference	Book 60237, Page 259
Lot Size	19,969 SF (±0.45 Acres)
Property Type	Commercial / Auto & Service Use
Total Building Size	7,099 SF (Building 1: 5,923 SF Building 2: 1,176 SF)
Year Built	1928
Zoning	MX-2
Parking	22 Spaces*
Asking Price	\$3,500,000

TENANT / RENT ROLL SUMMARY

Tenant Name	Use	Term	Monthly Rent
Angelo Lacavita	Limousine Service	TAW	\$2,150.00
Fauzi Alqudh	Krank it Up - Automotive Stereo install - detailing	TAW	\$7,410.00
Total Gross Monthly Rent			\$9,560.00

PROPERTY DESCRIPTION

Value-Add Investment / Redevelopment Opportunity

A rare assemblage of nearly 20,000 SF of land in the heart of Medford's Mystic Avenue Corridor, offering investors both stable in-place income and significant long-term upside.

The site is improved with two concrete block buildings featuring versatile office and garage space with clear heights ranging from 10' to 14' — ideal for a range of commercial, industrial, or flex users. Current tenants operate under flexible Tenant-at-Will agreements, providing ownership with a clear path to reposition the asset on their timeline.

Boasting approximately 190 feet of prime street frontage, the property benefits from excellent visibility and access along one of Medford's most actively evolving corridors.

Most notably, the property sits within the MX-2 subdistrict of the Mystic Avenue Corridor, which permits multi-family and mixed-use development **by right** — eliminating much of the entitlement risk typically associated with redevelopment plays. As the corridor continues to attract new investment, 175 Mystic Ave represents a compelling opportunity to acquire a well-located site with a clear runway toward its highest and best use.

All info including development opportunities, construction type and parking count to be independently verified by buyer.

CONTACT

Barnard Real Estate Advisors, LLC

Christopher Barnard | 781-953-9713 | BarnardRE@Gmail.com

www.BarnardRE.com

The information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to errors, omissions, prior sale, or withdrawal without notice. Buyers/tenants should independently verify all information, including square footage, lease terms, and financial data.