



MLS # 73522840 - Active
Commercial/Industrial - Mixed Use

1205 Massachusetts Ave List Price: **\$1,299,000**
Arlington, MA 02476-4213
Middlesex County
 Directions: **Mass Ave. between Clark St. and Forest St.**

Claim your spot on highly coveted Mass. Ave. with this mixed-use property set in a prime location for both residents and business owners alike. Take advantage of this investment opportunity and bring your vision to life, with three residential units and four commercial spaces creating an abundance of possibilities for its new owner. The main level features a two-bedroom apartment, a small office space and a retail space with its own entrance, formerly used as a salon. Upstairs, there is a three-bedroom, two-floor apartment, and the third apartment is a one-bedroom basement unit. At the rear of the property is a massive, detached garage, appealing to those in a range of industries, such as automotive, fitness and the arts, both in the main bay but also in the upstairs office and storage space. Other perks of this unbeatable location include high visibility, multiple nearby bus stops and easy access to the Minuteman Commuter Bikeway. Properties like this do not come around very often!

Building & Property Information

| | | | | |
|----------------|----------------|-------------------|---------------------------|--------------------------------------|
| | # Units | Square Ft: | Assessed Value(s) | Space Available For: For Sale |
| Residential: | 3 | 2,777 | Land: \$454,900 | Lease Type: |
| Office: | 1 | 894 | Bldg: \$617,000 | Lease Price Includes: |
| Retail: | 1 | 390 | Total: \$1,071,900 | Lease: No Exchange: No |
| Warehouse: | 1 | 1,276 | # Buildings: 2 | Sublet: No |
| Manufacturing: | 0 | 0 | # Stories: 3 | 21E on File: No |
| Total: | 6 | 5,337 | # Units: 6 | |

Disclosures: **Basement apartment currently occupied but will be delivered vacant. 21E in progress. Lead paint testing conducted in 1995, but sellers do not have any paperwork.**

| | | |
|------------------|------------------|-----------------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: 0 |
| Loading Docks: | Dividable: | Gross Annual Exp: 0 |
| Ceiling Height: | Elevator: | Net Operating Inc: 0 |
| # Restrooms: | Sprinklers: | Special Financing: |
| Hndcp Accessibl: | Railroad siding: | Assc: No Assoc Fee: |

| | | |
|--------------------------------|--------------------------------------|----------------|
| Lot Size: 5,197 Sq. Ft. | Frontage: | Traffic Count: |
| Acres: 0.12 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 4 | Easements: |
| Lender Owned: No | Short Sale w/Lndr.App Req: No | |

Features

Construction: **Stone/Concrete, Frame**
 Location: **Downtown, Public Transportation**
 Parking Features: **1-10 Spaces, Garage, Paved Driveway**
 Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
 Site Condition: **Dry, Level**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1940**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:057.0 B:0004 L:0013**
 Assessed: **\$1,071,900**
 Tax: **\$11,437** Tax Year: **2026**
 Book: **76469** Page: **383**
 Cert:
 Zoning Code: **B2**
 Zoning Desc: **Legal Non-Conforming**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Gibson Sotheby's International Realty** (781) 648-3500
 Listing Agent: **Steve McKenna & The Home Advantage Team** (781) 645-0505
 Team Member(s): **Mark Garbino** (781) 727-5174
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**

QUITCLAIM DEED

James C. Viglas, of Winchester, Massachusetts, and **Stephen J. Viglas**, of, Portsmouth, Rhode Island,

for consideration of less than One Hundred Dollars and 00/100 Dollars (\$100.00),

grant to **1205 Mass Ave LLC**, a Massachusetts Limited Liability Company with an address of 15 Dunster Lane, Winchester, MA 01890

with QUITCLAIM COVENANTS

a certain parcel of land with the buildings thereon situated in Arlington, Middlesex County, Commonwealth of Massachusetts, being shown as Lot 5 on a plan entitled "Plan of House Lots in Arlington, belonging to Warren A. Peirce", dated August, 1899, J. O. Goodwin, Surveyor, recorded with the Middlesex County Southern District Registry of Deeds in Plan Book 121, Plan 19, and bounded and described as follows:

SOUTHWESTERLY: by Massachusetts Avenue, sixty (60) feet;

NORTHWESTERLY: by Lot 6 on said Plan, eighty-five and 57/100 (85.57) feet;

NORTHEASTERLY: by Lots 20 and 21 on said Plan, sixty and 02/100 (60.02) feet; and

SOUTHEASTERLY: by Lot 4 on said Plan, eighty-seven and 31/100 (87.31) feet.

Containing 5,195 square feet of land according to said Plan.

Subject to the establishment of a Building Line by the Town of Arlington as set forth in that certain instrument recorded with the Middlesex County Southern District Registry of Deeds in Book 4740, Page 424.

Property Address: 1205 Massachusetts Avenue., Arlington, Massachusetts 02476



- HOME
- SEARCH
- SUMMARY
- INTERIOR
- EXTERIOR
- ABOUT

[Assessors Record Card](#) |
 [Printable Record Card](#) |
 [Previous Assessment](#) |
 [Condo Info](#) |
 [Sales](#) |
 [Zoning](#) |
 [Comments](#) |
 WebPro

Card 1 of 2

[Next Card](#)

[Last Card](#)

| | | |
|-------------------------------|--------------------------------------|------------------------------------|
| Location 1205 MASS AVE | Property Account Number 38033 | Parcel ID 057.0-0004-0013.0 |
| | | Old Parcel ID 38033 -- |

Current Property Mailing Address

| | |
|--------------------------------|------------------------|
| Owner 1205 MASS AVE LLC | City WINCHESTER |
| Address 15 DUNSTER LN | State MA |
| | Zip 01890 |
| | Zoning B2 |

Current Property Sales Information

| | |
|---------------------------|--|
| Sale Date 1/3/2022 | Legal Reference 79469-383 |
| Sale Price 99 | Grantor(Seller) VIGLAS JAMES C & STEPHEN J, |

Current Property Assessment

| | <u>Card 1 Value</u> | <u>Total Parcel Value</u> |
|------------------------------|-------------------------------|-------------------------------|
| Year 2026 | Building Value 539,300 | Building Value 617,000 |
| | Xtra Features Value 0 | Xtra Features Value 0 |
| Land Area 0.119 acres | Land Value 454,900 | Land Value 454,900 |
| | Total Value 994,200 | Total Value 1,071,900 |

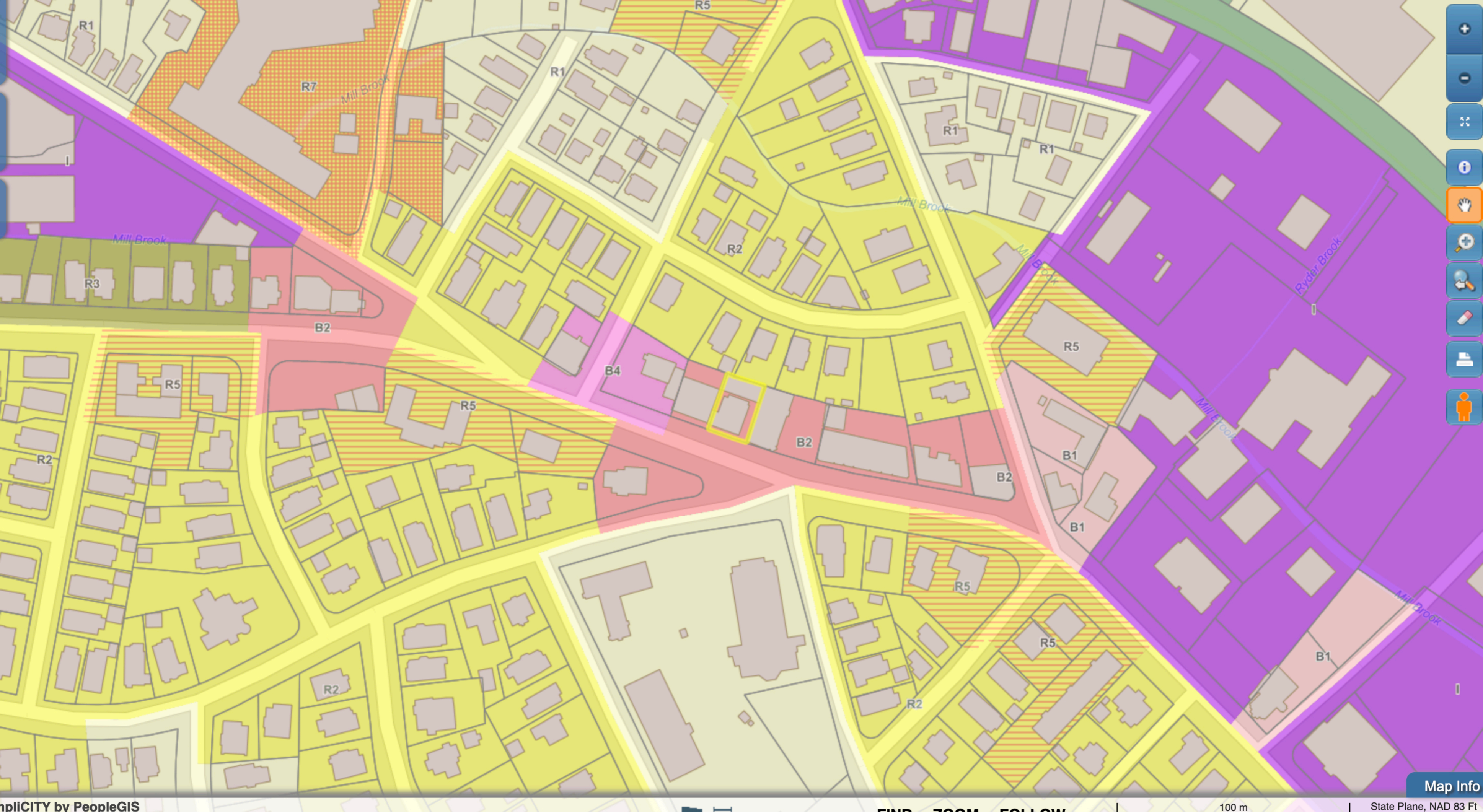
Narrative Description

This property contains **0.119 acres** of land mainly classified as **Res. / Comm.** with a(n) **Mixed Old** style building, built about **1940**, having **Wood Shingle** exterior and **Asphalt Shgl** roof cover, with **4** unit(s), **5** total room(s), **3** total bedroom(s), **1** total bath(s), **3** total half bath(s), **0** total 3/4 bath(s).

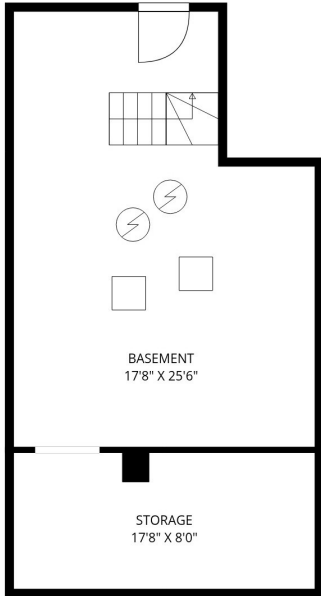
Legal Description

Property Images

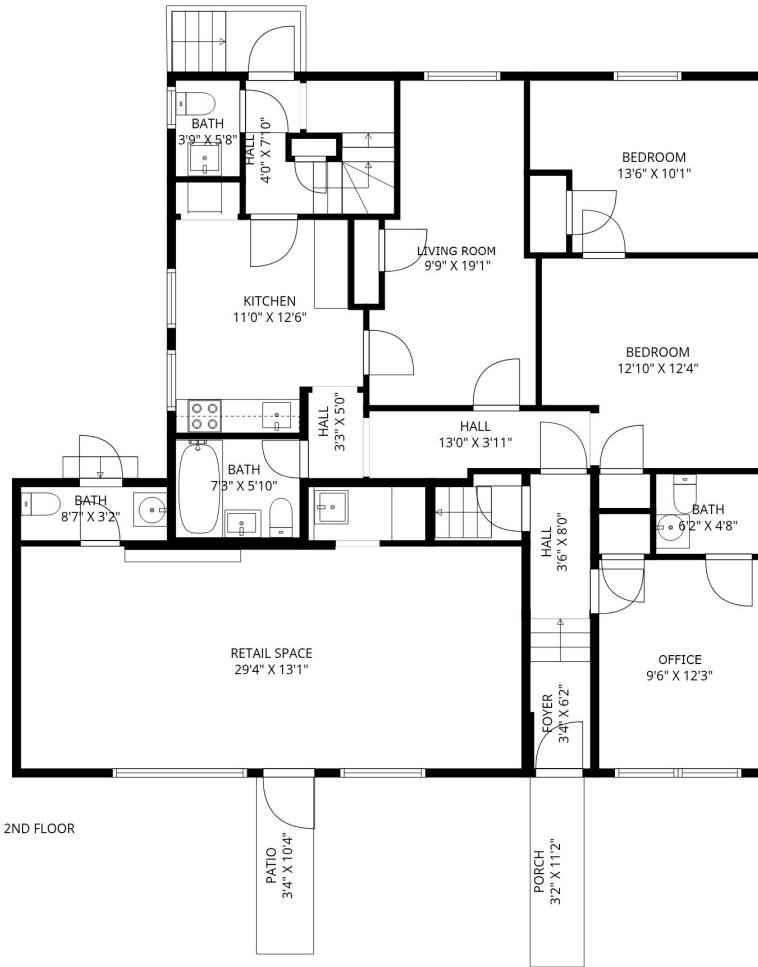
| | |
|--|--|
| | |
|--|--|



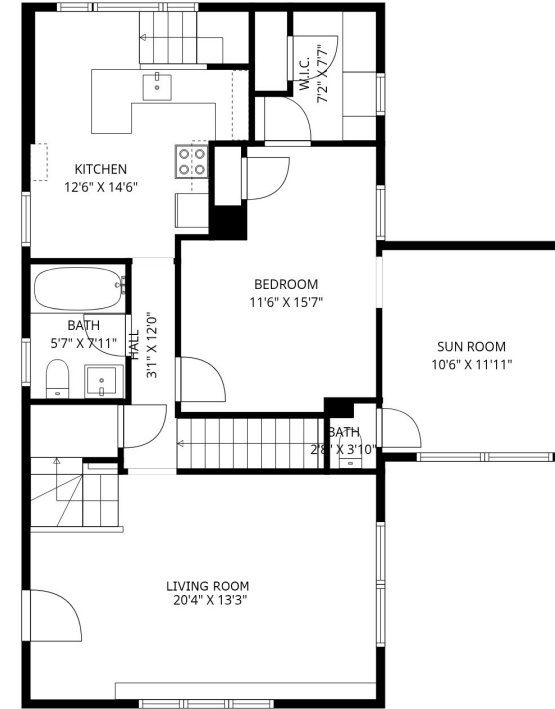
Navigation and interaction controls for the map application, including zoom in (+), zoom out (-), full screen, information (i), pan (hand), zoom to fit (crosshair), home (house), print, and user profile (person).



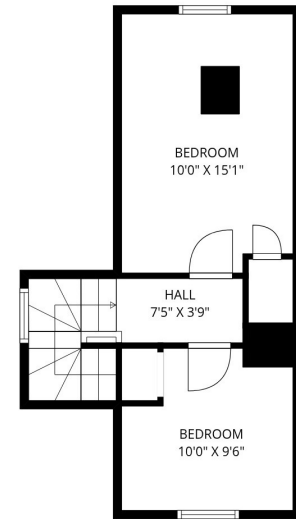
1ST FLOOR



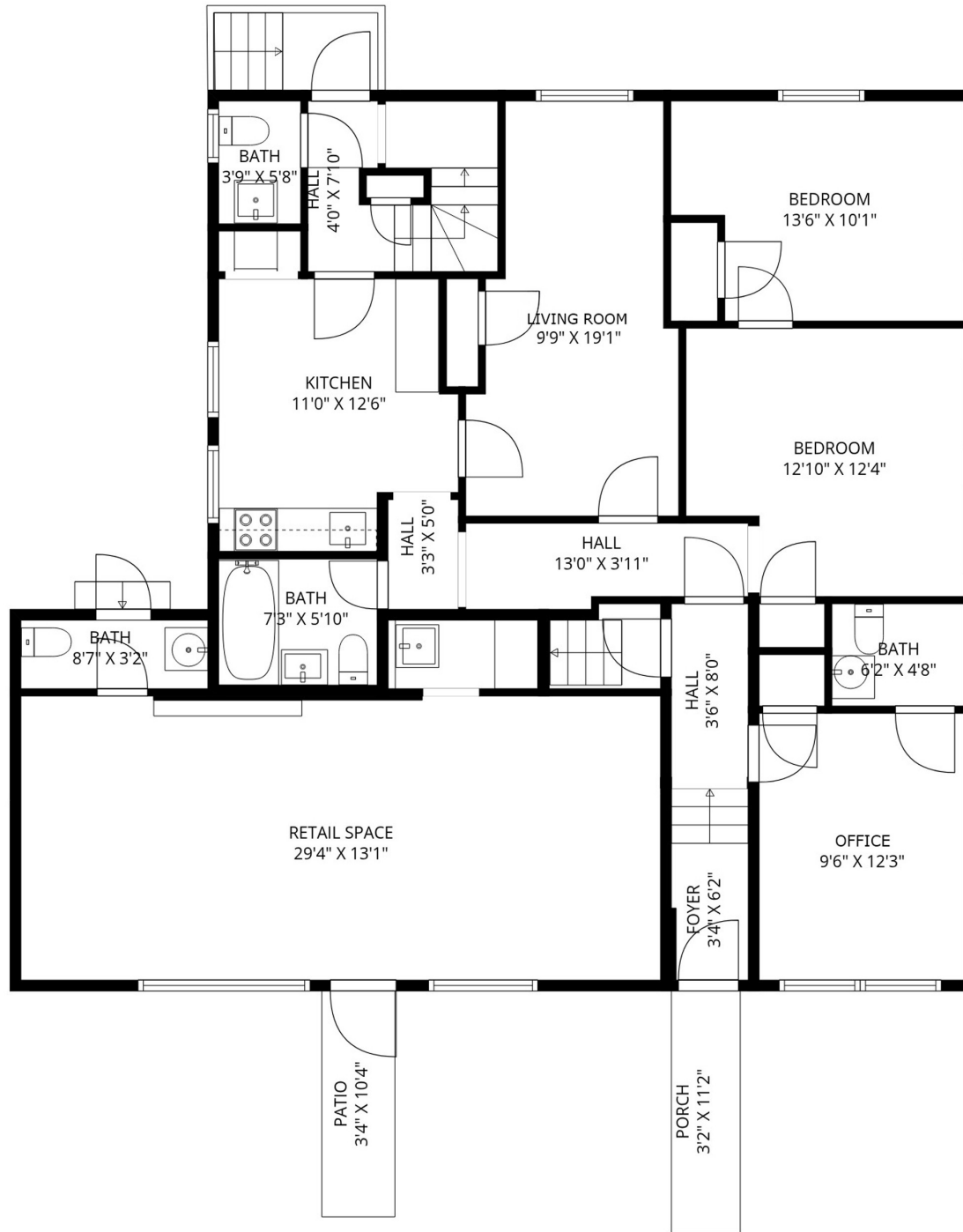
2ND FLOOR

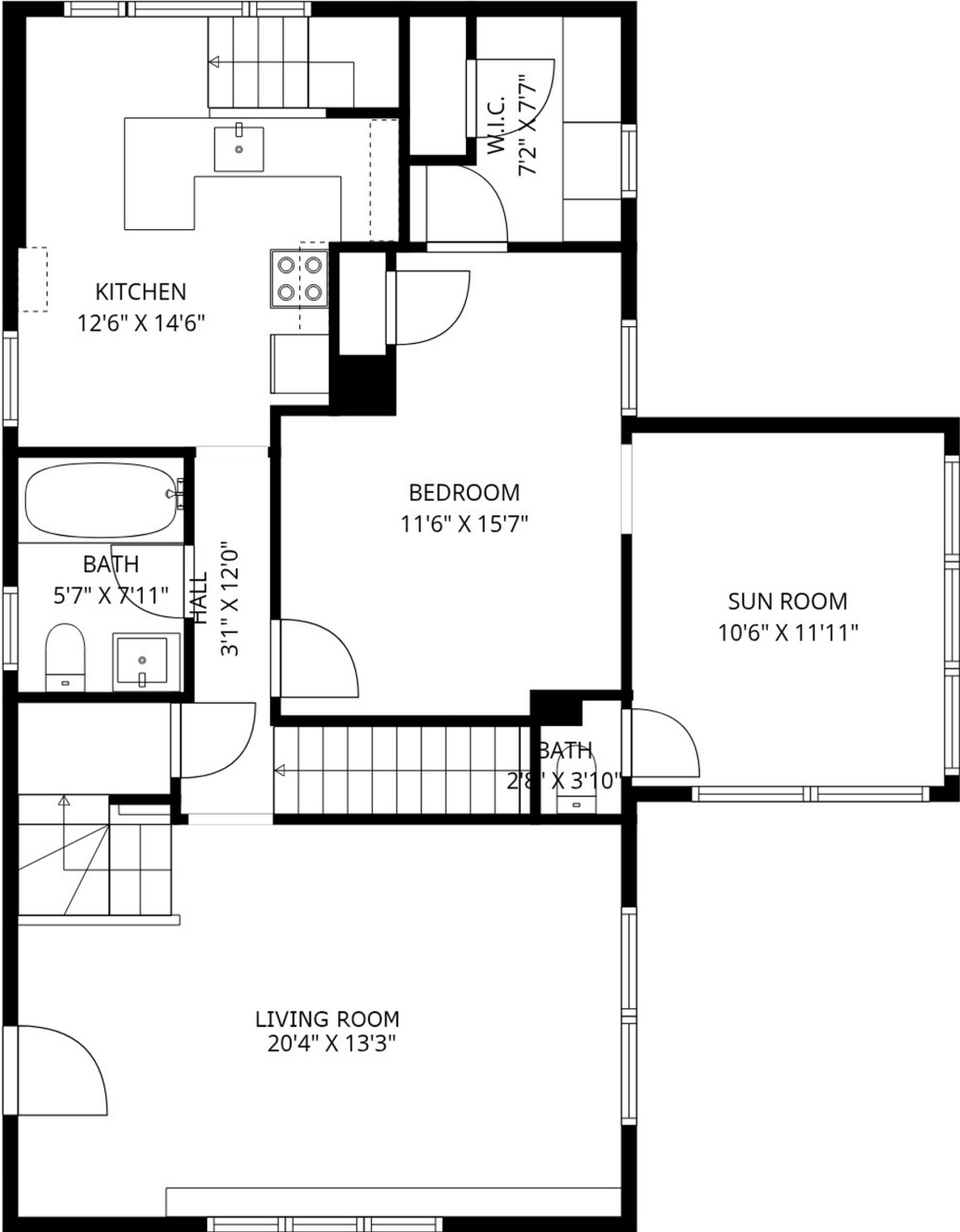


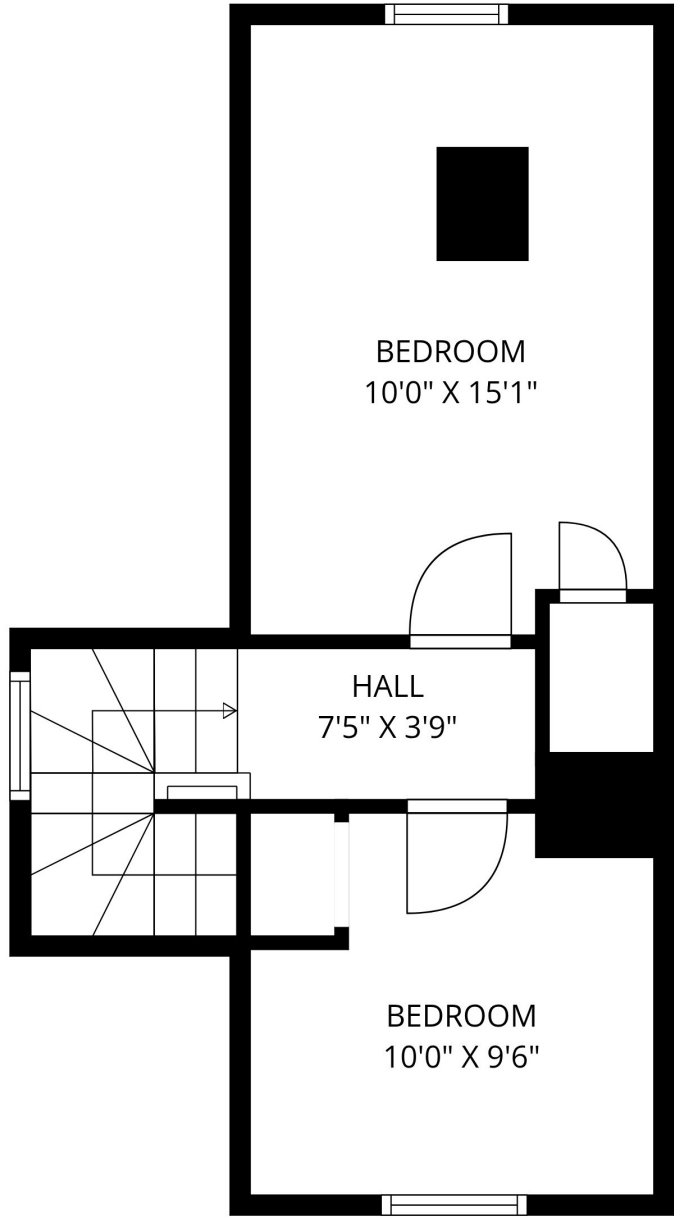
3RD FLOOR



4TH FLOOR



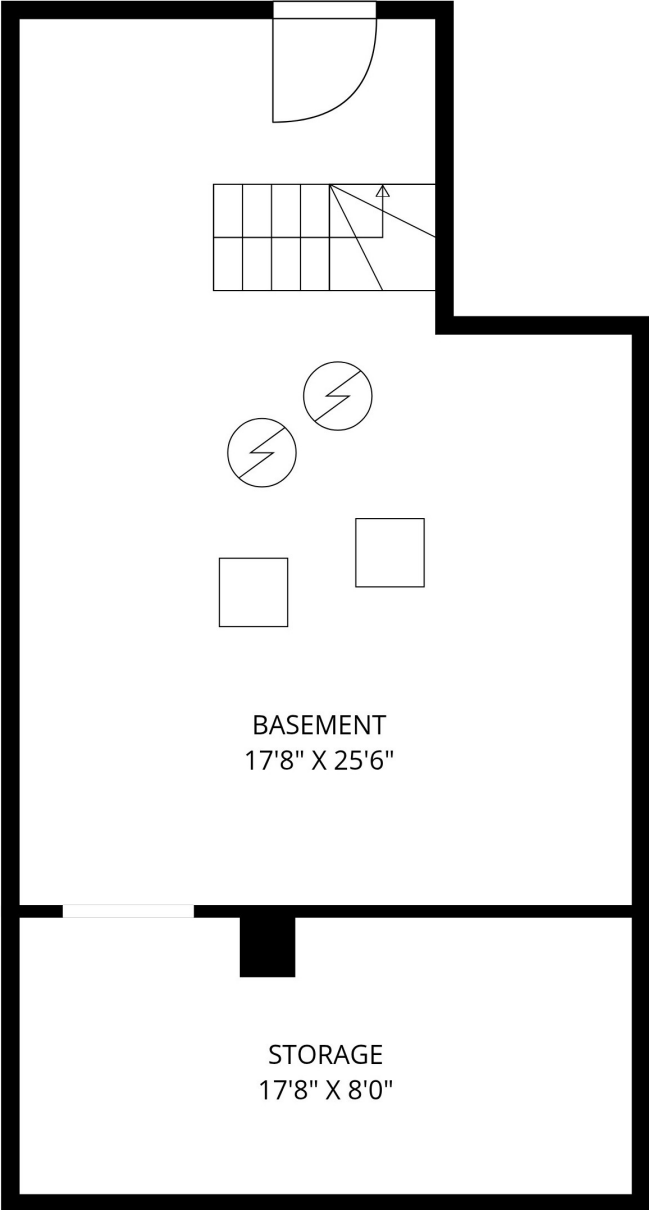




BEDROOM
10'0" X 15'1"

HALL
7'5" X 3'9"

BEDROOM
10'0" X 9'6"

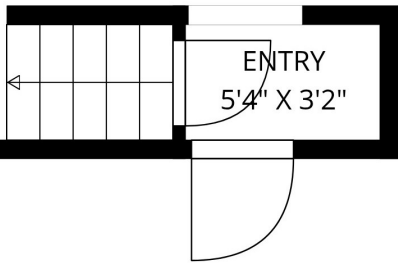


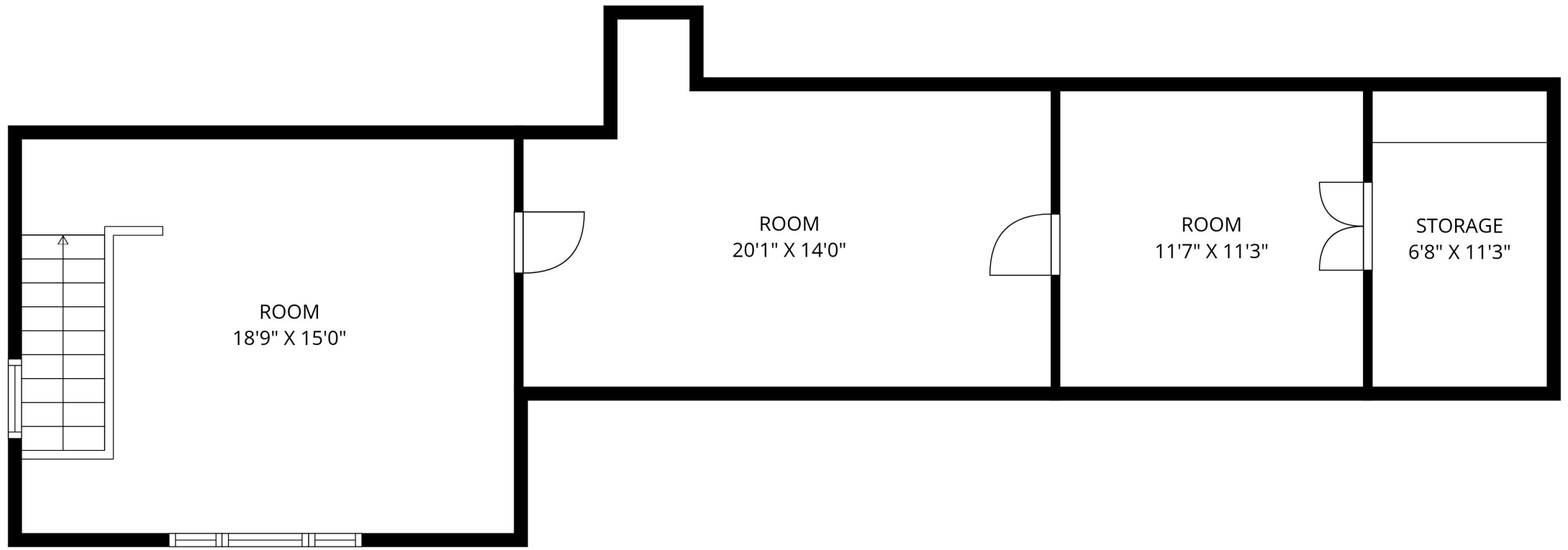
BASEMENT
17'8" X 25'6"

STORAGE
17'8" X 8'0"

GARAGE
58'0" X 22'2"

ENTRY
5'4" X 3'2"



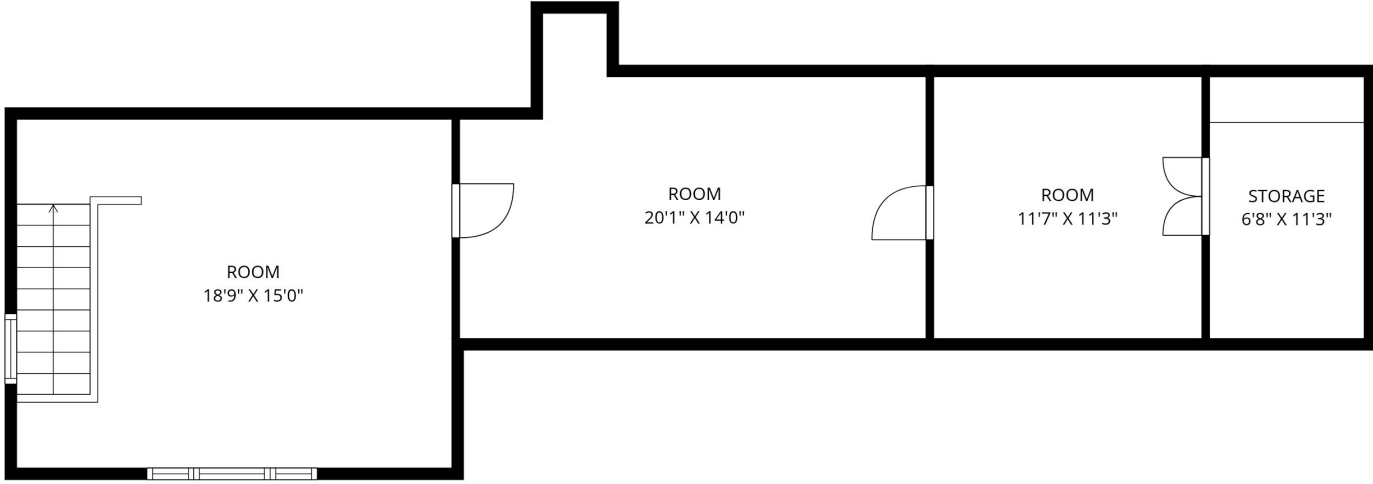


ROOM
18'9" X 15'0"

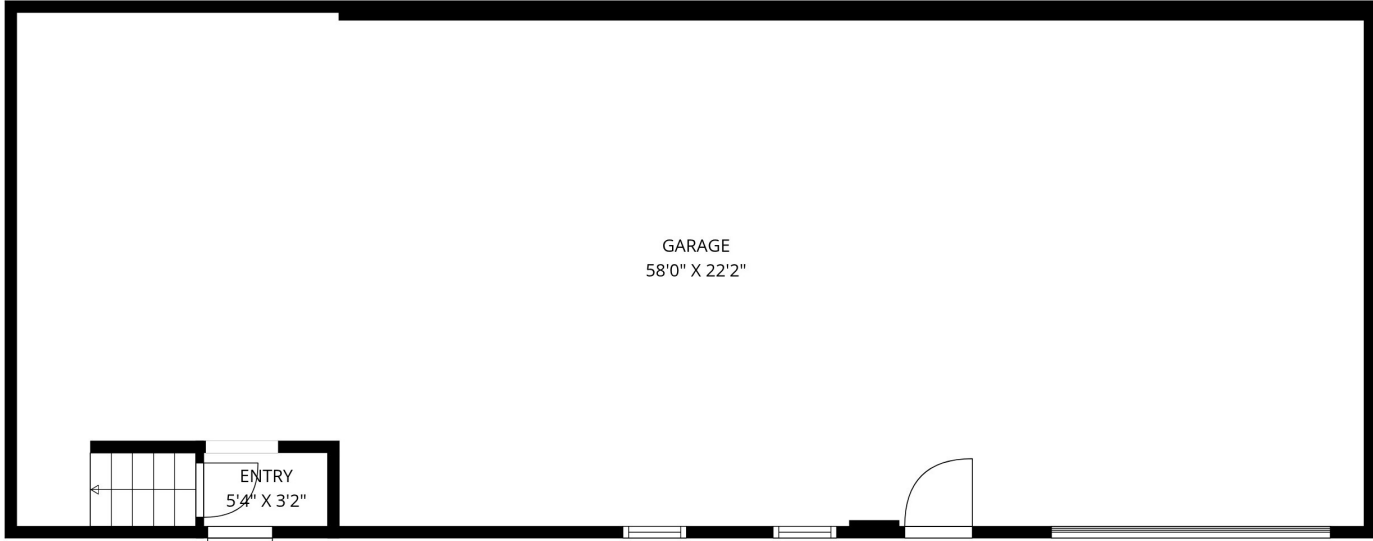
ROOM
20'1" X 14'0"

ROOM
11'7" X 11'3"

STORAGE
6'8" X 11'3"



1ST FLOOR



BASEMENT

5.5.2. Dimensional and Density Regulations

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the Business districts. Additional regulations affecting all districts can be found in Section 5.3.

| LEGEND FOR TABLES | |
|-------------------|-------------------|
| Sq.ft. | Square feet |
| ft | Feet |
| L | Length |
| H | Height |
| W | Width |
| ROW | Right-of-Way |
| SP | Special Permit |
| Y | Yes (use allowed) |

A. Tables of Dimensional and Density Regulations

B District Lot Regulations

| District / Use | Minimum Requirement | | |
|--|----------------------------|-------------------------------------|----------------------------|
| | Minimum Lot Area (sq. ft.) | Minimum Lot Area per Unit (sq. ft.) | Minimum Lot Frontage (ft.) |
| B1 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 6,000 | 2,500 | 60 |
| Mixed-use | 5,000 | ----- | 50 |
| Any other permitted use | 5,000 | 2,500 | 50 |
| B2 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 6,000 | 2,500 | 60 |
| Townhouse or apartment building | 5,000 | 1,450 | 50 |
| Mixed-use <=20,000 sq. ft. | ----- | ----- | 50 |
| Mixed-use >20,000 sq. ft. | >20,000 | 1,450 | 50 |
| Any other permitted use | ----- | 1,450 | 50 |
| B2A | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 6,000 | 2,500 | 60 |
| Apartments on street w/ ROW =<50 ft. | 20,000 | 1,450 | 100 |
| Apartments on street w/ ROW >50 ft. | 20,000 | 700 | 100 |
| Mixed-use <=20,000 sq. ft. | ----- | ----- | 50 |
| Mixed-use >20,000 sq. ft. | >20,000 | 700 | 50 |
| Any other permitted use | ----- | ----- | 50 |
| B3 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 6,000 | 2,500 | 60 |
| Townhouse or apartment building | 20,000 | 600 | 100 |
| Mixed-use <=20,000 sq. ft. | ----- | ----- | 50 |
| Mixed-use >20,000 sq. ft. | >20,000 | 600 | 50 |
| Any other permitted use <20,000 sq. ft. | ----- | 600 | 50 |
| Any other permitted use >=20,000 sq. ft. | 20,000 | 600 | 100 |
| B4 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 6,000 | 2,500 | 60 |
| Apartments on street w/ ROW =<50 ft. | 20,000 | 1,450 | 100 |
| Apartments on street w/ ROW >50 ft. | 20,000 | 700 | 100 |

| District / Use | Minimum Requirement | | |
|--|----------------------------|-------------------------------------|----------------------------|
| | Minimum Lot Area (sq. ft.) | Minimum Lot Area per Unit (sq. ft.) | Minimum Lot Frontage (ft.) |
| Mixed-use ≤20,000 sq. ft. | ----- | ----- | 50 |
| Mixed-use >20,000 sq. ft. | >20,000 | 700 | 50 |
| Any other permitted use | ----- | ----- | 50 |
| B5^A | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 6,000 | 2,500 | 60 |
| Townhouse or apartment building | 20,000 | 550 | 100 |
| Mixed-use ≤20,000 sq. ft. | ----- | ----- | 50 |
| Mixed-use >20,000 sq. ft. | >20,000 | 700 | 50 |
| Any other permitted use | ----- | 600 | 50 |
| On a lot ≥ 40,000 sq. ft. | >40,000 | 550 | 100 |
| On a lot ≥ 80,000 sq. ft. | >80,000 | 550 | 150 |

^A The maximum height in feet of any building or buildings may be modified by special permit of the Arlington Redevelopment Board under Section 3.4 of this Bylaw, provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than 12 feet.

B District Yard and Open Space Requirements

| District / Use | Minimum Requirement | | |
|--|---------------------|-----------------|-----------------|
| | Front Yard (ft.) | Side Yard (ft.) | Rear Yard (ft.) |
| B1 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 20 | 10 | 20 |
| Mixed-use | 20 | 10 | * |
| Any other permitted use | 20 | 10 | * |
| B2 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 20 | 10 | 20 |
| Townhouse or apartment building | 20 | 10 | * |
| Mixed-use ≤20,000 sq. ft. | ----- | ----- | * |
| Mixed-use >20,000 sq. ft. | 0 | 0 | * |
| Any other permitted use | ----- | ----- | * |
| B2A | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 20 | 10 | 20 |
| Apartments on street w/ ROW ≤50 ft. | 15 | 10+(L/10) | * |
| Apartments on street w/ ROW >50 ft. | 15+(H/10) | (H+L)/6 | |
| Mixed-use ≤20,000 sq. ft. | 0 | 0 | * |
| Mixed-use >20,000 sq. ft. | 0 | 0 | * |
| Any other permitted use | ----- | ----- | * |
| B3 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 20 | 10 | 20 |
| Townhouse or apartment building | 15+(H/10) | (H+L)/6 | * |
| Mixed-use ≤20,000 sq. ft. | 0 | 0 | * |
| Mixed-use >20,000 sq. ft. | 0 | 0 | * |
| Any other permitted use <20,000 sq. ft. | ----- | ----- | * |
| Any other permitted use >20,000 sq. ft. | ----- | ----- | * |

| District / Use | Minimum Requirement | | |
|--|---------------------|------------------------------|-----------------|
| | Front Yard (ft.) | Side Yard (ft.) | Rear Yard (ft.) |
| B4 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 20 | 10 | 20 |
| Apartments on street w/ ROW ≤50 ft. | 15 | 10+(L/10) | * |
| Apartments on street w/ ROW >50 ft. | 15+(H/10) | (H+L)/6 | * |
| Mixed-use ≤20,000 sq. ft. | 0 | 0 | * |
| Mixed-use >20,000 sq. ft. | 0 | 0 | * |
| Any other permitted use | ----- | ----- | * |
| B5 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 20 | 10 | 20 |
| Townhouse or apartment building | 15+(H/10) | (H+L)/6 (at least 20 ft.) | * |
| Mixed-use ≤20,000 sq. ft. | 0 | 0 | * |
| Mixed-use >20,000 sq. ft. | 0 | 0 | * |
| Any other permitted use | | | * |
| On a lot ≥40,000 sq. ft. | ----- | ----- | * |
| On a lot ≥80,000 sq. ft. | ----- | ----- | * |

Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.15 for buildings of uneven alignment or height. H is the height of that part of the building for which the setback or yard is to be calculated.

* 0 feet when abutting an alley or rear right-of-way of at least 10 feet of width

* 10 feet when abutting a non-residential district

* 20 feet for three or fewer stories when abutting a residential district

* For buildings of four or more stories: 20 feet for the first three stories and 30 feet for the fourth and higher stories when abutting a residential district

* If the rear yard abuts both a residential and non-residential district, the minimum requirement for the residential district shall apply.

B District Open Space and Lot Coverage

| District / Use | Minimum/Maximum Requirement | | |
|--|-----------------------------|-------------------|----------------------|
| | Landscaped Open Space | Usable Open Space | Maximum Lot Coverage |
| B1 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 10% | 30% | ----- |
| Mixed-use | 20% | --- | ----- |
| Any other permitted use | 20% | --- | ----- |
| B2 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 10% | 30% | ----- |
| Townhouse or apartment building | 10% | 20% | ----- |
| Mixed-use | 15% | --- | ----- |
| Any other permitted use | 15% | --- | ----- |
| B2A | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 10% | 30% | ----- |
| Apartments on street w/ ROW ≤50 ft. | 10% | 25% | ----- |
| Apartments on street w/ ROW >50 ft. | 10% | 20% | ----- |

| District / Use | Minimum/Maximum Requirement | | |
|--|-----------------------------|-------------------|----------------------|
| | Landscaped Open Space | Usable Open Space | Maximum Lot Coverage |
| Mixed-use <=20,000 sq. ft. | 15% | --- | ----- |
| Mixed-use >20,000 sq. ft. | 15% | --- | ----- |
| Any other permitted use | 15% | --- | ----- |
| B3 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 10% | 30% | ----- |
| Townhouse or apartment building | 10% | 20% | ----- |
| Mixed-use <=20,000 sq. ft. | 15% | --- | ----- |
| Mixed-use >20,000 sq. ft. | 15% | --- | ----- |
| Any other permitted use | 15% | --- | ----- |
| B4 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 10% | 30% | ----- |
| Apartments on street w/ ROW =<50 ft. | 10% | 30% | ----- |
| Apartments on street w/ ROW >50 ft. | 10% | 20% | ----- |
| Mixed-use <=20,000 sq. ft. | 15% | --- | ----- |
| Mixed-use >20,000 sq. ft. | 15% | --- | ----- |
| Any other permitted use | | --- | ----- |
| B5 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 10% | 30% | ----- |
| Townhouse or apartment building | 10% | 15% | ----- |
| Mixed-use <= 20,000 sq. ft. | 15% | --- | ----- |
| Mixed-use > 20,000 sq. ft. | 15% | --- | ----- |
| Any other permitted use | 15% | --- | ----- |
| On a lot >= 40,000 sq. ft. | 15% | | ----- |
| On a lot >= 80,000 sq. ft. | 15% | | ----- |

Note: In the Business Districts, the district dimensional requirements for Landscaped Open Space and Usable Open Space are calculated based on the lot size.

B District Building Height and Floor Area Ratio Regulations

| District / Use | Maximum Allowed | | |
|--|----------------------|--------------------------|--------------------------------|
| | Maximum Height (ft.) | Maximum height (stories) | Maximum Floor Area Ratio (FAR) |
| B1 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 35 | 2 ½ | 0.75 |
| Mixed-use | 35 | 3 | 0.75 |
| Any other permitted use | 35 | 3 | 0.75 |
| B2 | | | |
| Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling | 35 | 2 ½ | 0.75 |
| Townhouse or apartment building | 35 | 3 | 1.00 |
| Mixed-use <= 20,000 sq. ft. | 50 | 4* | 3.00 |
| Mixed-use >20,000 sq. ft. | 40 | 3 *See Sec 5.3.17 | 2.00 |
| Any other permitted use | 35 | 2 ½ | 1.00 |