



DEVELOPMENT OPPORTUNITY



Introducing 17 Kensington Avenue Somerville, Massachusetts

Exclusive Marketing & Sales Agent

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Introducing 17 Kensington Avenue in Somerville- your opportunity to raze an existing single story commercial building and construct a new 4 story, 19 unit building in its place!



17 Kensington Avenue view from the street



View of the existing building and parking lot

The new building can be built for sale or for rent and the project has been designed with 4-5 units per floor and a gross building area of 25,293 sq/ft.



Front Elevation



Side Elevation



Side Elevation

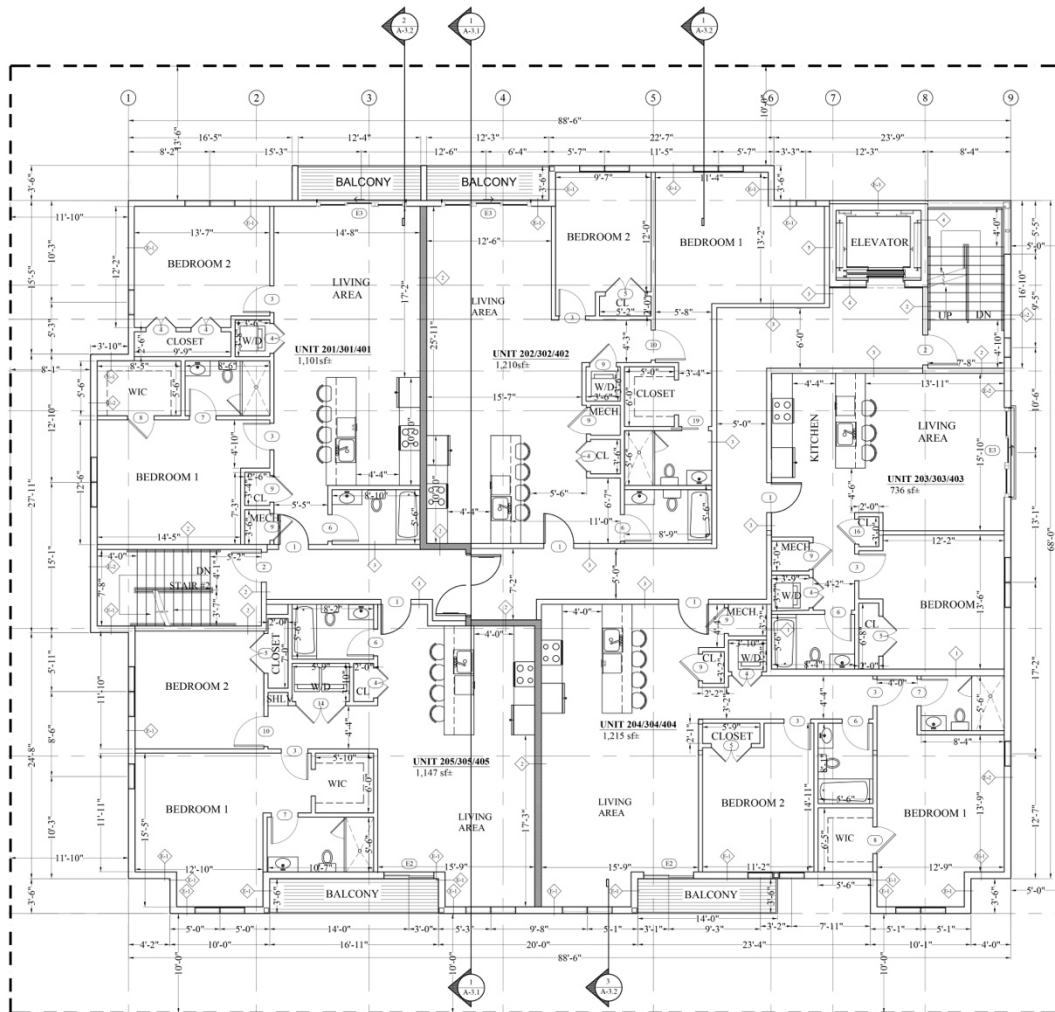


Rear Elevation

The unit mix is as follows:

1	2 bedroom + office/2 bath unit	1,412 sq/ft
14	2 bedroom/2 bath units with balcony	1101-1215 sq/ft each
4	1 bedroom/1 bath units	733-736 sq/ft each

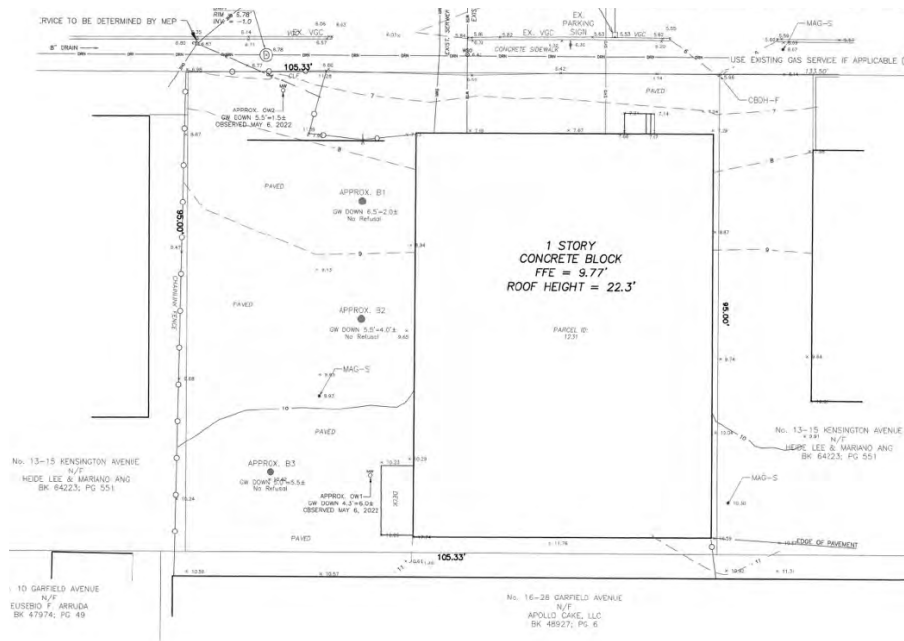
Four of the units are to be affordable housing (AMI and which units is TBD).
Most units have private outdoor space, and there is also a common roofdeck!



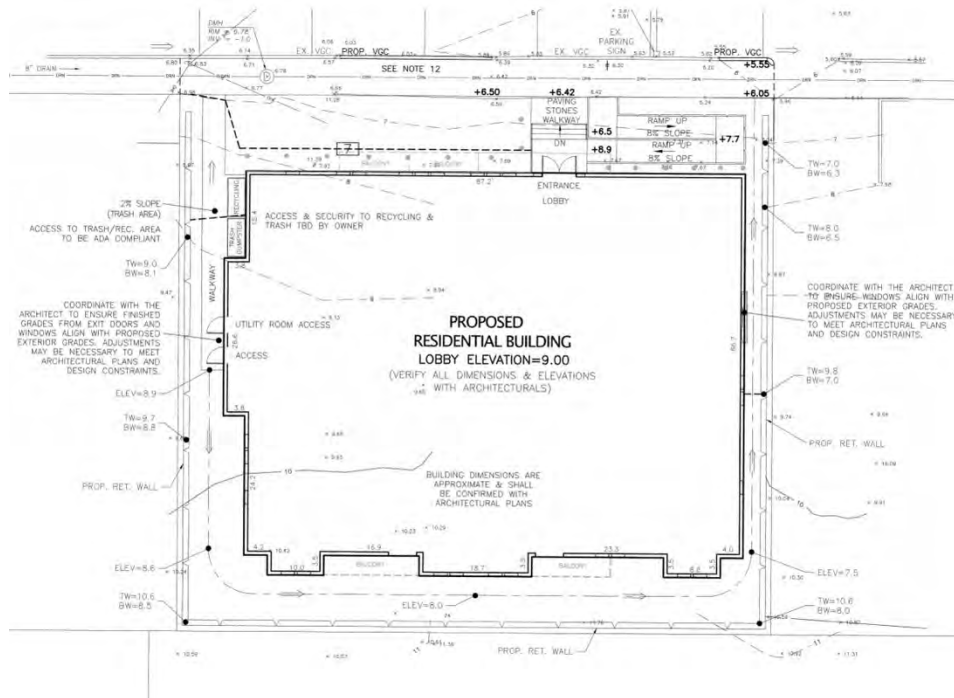
PROPOSED 2nd, 3rd & 4th FLOOR PLAN
3/8" = 1'0"

Typical Floor plate

The lot is 10,006 sq/ft and is a rectangle with its long side fronting on Kensington Avenue.



Existing Site Plan



Proposed Site Plan

The property is located on a **sleepy side street** off of Broadway in a rapidly developing section of Somerville **between Assembly Square and East Somerville**.



Occupants will have easy access to both the shops and restaurants along Broadway as well as Assembly Square- complete with shopping, restaurants and the Assembly Orange Line T Station.





Shops and restaurants along Broadway

The immediate neighborhood offers shops, restaurants and multiple parks including Foss Park which offers 13 acres of greenspace and is popular with joggers and walkers. The Somerville Public Library is also just a few blocks away.



Somerville Public Library



Assembly Square

The broader neighborhood includes Assembly Square, which is easily accessible by a passageway at Kensington Avenue which goes under Route 93 directly to Assembly Square.



Shopping and Restaurants



Assembly Orange Line Train Station is just .5 miles away

Assembly Square has shops, restaurants, parks as well as an Orange Line T station, all within a half mile of the property!



Assembly Row shopping district



Shopping and Restaurants

The property is in the UR (Urban Residence) zoning district, and given its ample lot size and frontage, the described project is allowed as a matter of right.



The offering includes the land, the existing vacant commercial building and a full set of building plans for the described residential development, ready for building permit submission.

MAKE THIS YOUR NEXT PROJECT.

OFFERED AT \$1,995,000

Due diligence materials including building plans can be found at www.buildinsomerville.com



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All information is from sources that are deemed reliable but are subject to errors and omissions.
Buyer should perform his/her own due diligence.