

For Sale



163-179 Washington Street Union Square, Somerville

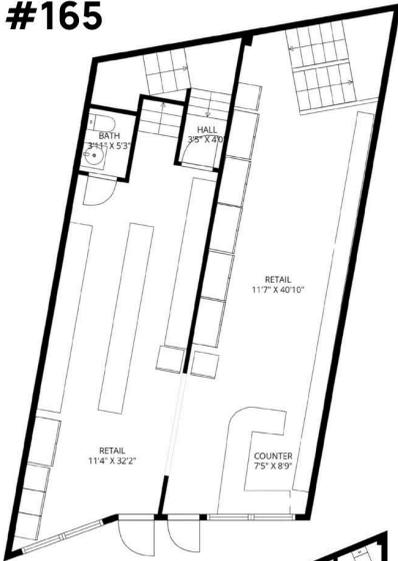
10,848 SF | ASKING \$2,900,000

Offered for sale, 163-179 Washington St in Somerville presents a fully occupied, multi-tenant retail asset with four street-level storefronts in a high-visibility corner position along well-traveled Washington Street. The building totals 10,848 SF (gross area) on a 7,683 SF lot, with strong urban fundamentals. Located in the Union Square area, the property is approximately 0.4 mi to Union Square Station (Green Line) and 0.6 mi to Twin City Plaza, with Assembly Square about 1.8 mi. The site is within the City's MR5 zoning district, supporting long-term optionality for investors evaluating future repositioning or redevelopment, subject to buyer due diligence and required approvals. A rare chance to secure stabilized storefront occupancy and prominent corridor presence in Somerville.

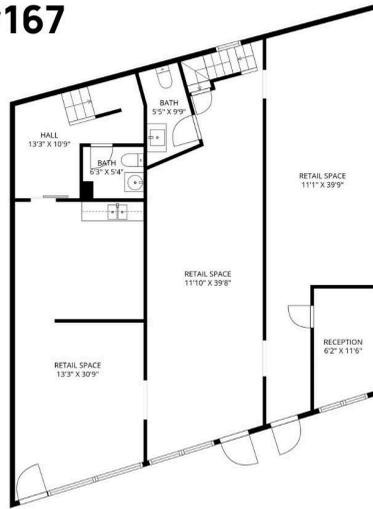
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#165



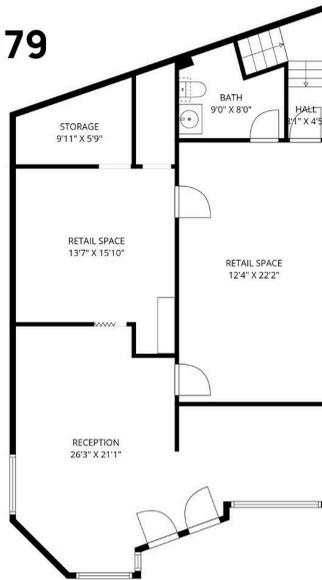
#167



#175



#179



PROPERTY HIGHLIGHTS

- Fully leased multi-tenant retail property with four storefronts
- High-visibility corner location on Washington Street
- 10,848 SF building on a 7,683 SF lot
- In Somerville's Union Square district near Green Line station
- Close to Twin City Plaza and Assembly Square
- MR5 zoning with future redevelopment potential (buyer due diligence)



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