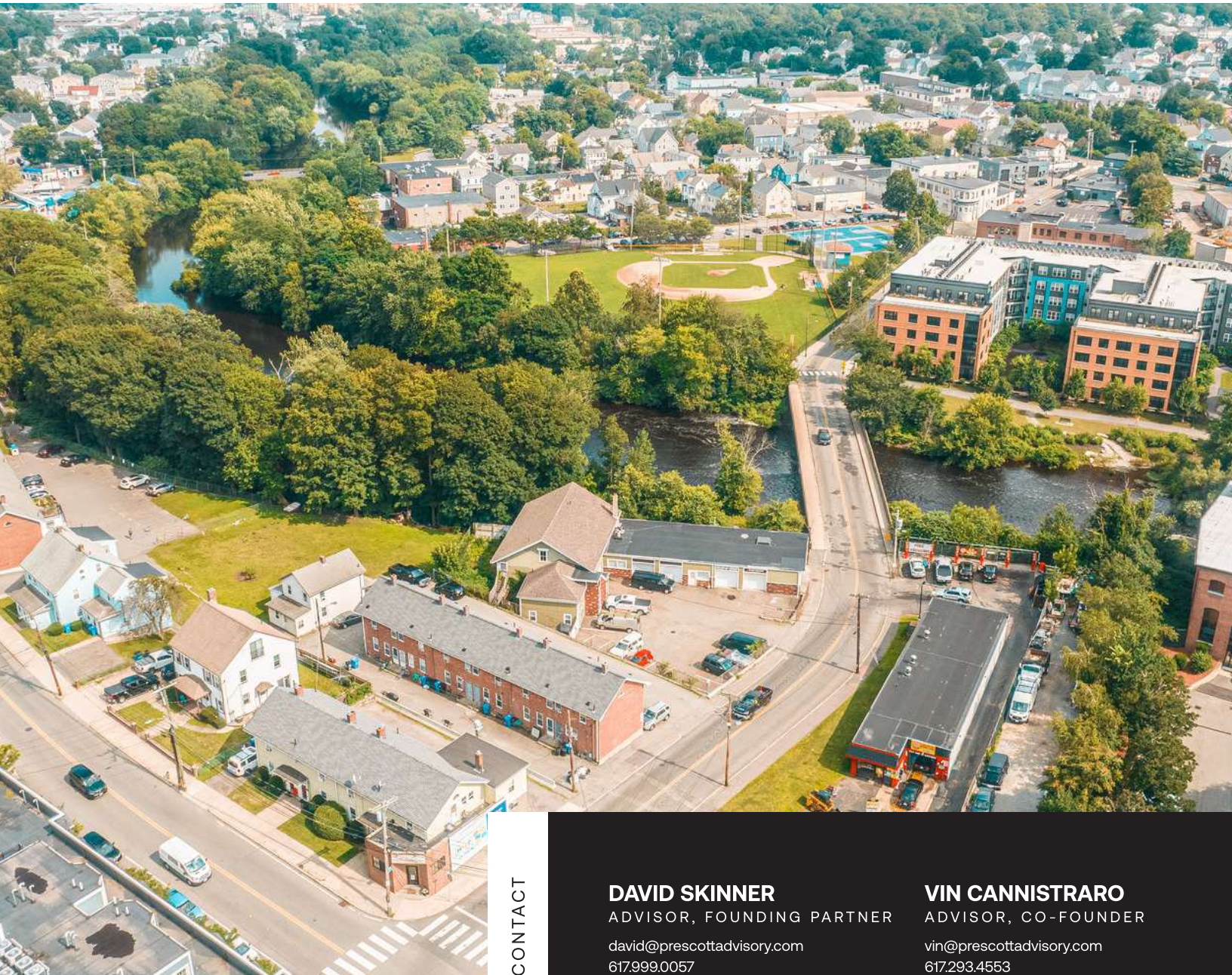


Industrial Building For Sale**108 ELM STREET**
WALTHAM, MA 02453**8,447 SF**

CONTACT

DAVID SKINNER
ADVISOR, FOUNDING PARTNER
david@prescottadvisory.com
617.999.0057**VIN CANNISTRARO**
ADVISOR, CO-FOUNDER
vin@prescottadvisory.com
617.293.4553

OVERVIEW



108 Elm Street



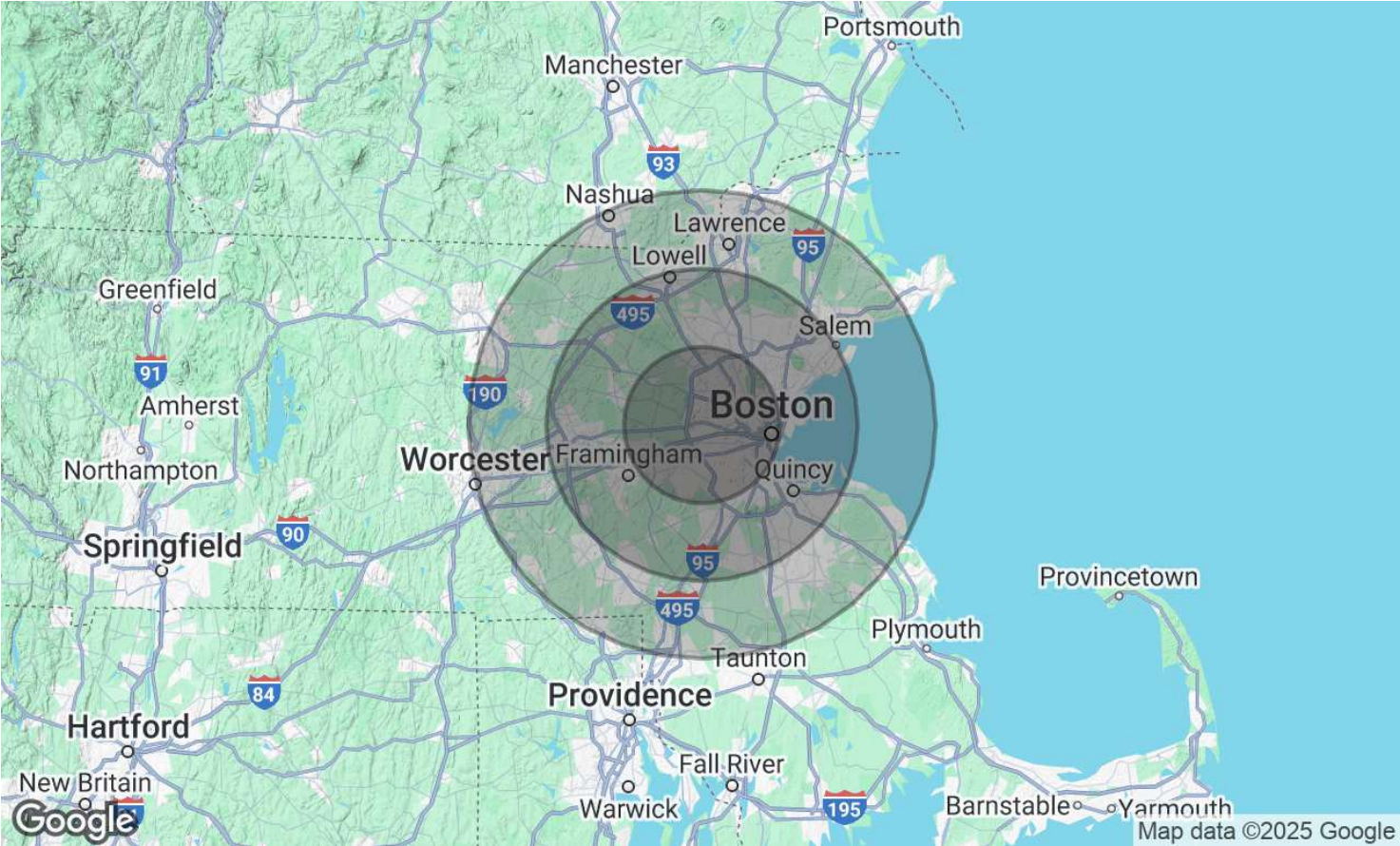
Prescott Advisory is pleased to introduce an exciting investment sale opportunity at 108 Elm Street in Waltham, Massachusetts. This property offers a total of 8,447 square feet, including 2,309 square feet available on the second floor, designated for office use.

Currently, 108 Elm is occupied by multiple tenants who are enjoying the benefits of this highly sought-after location, just 9 miles from Boston. Waltham is a community with a rich history, having played a significant role in the first industrial revolution, and it has since evolved into a hub for some of the world's most successful high-tech companies. Notably, Waltham has achieved the third position in the latest Fastest-Growing Startup Cities report by York IE, an investment firm headquartered in Manchester, New Hampshire.

With its convenient accessibility to Boston through two commuter rail stops and several exits along Route 128, Waltham is an ideal place for both work and residence.



DEMOGRAPHICS MAP & REPORT





Population	10 Miles	20 Miles	30 Miles
Total Population	1,474,418	3,195,584	4,718,251
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42


Households & Income	10 Miles	20 Miles	30 Miles
Total Households	588,370	1,244,585	1,815,834
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$174,498	\$163,648	\$156,236
Average House Value	\$989,778	\$830,107	\$741,390


Demographics data derived from AlphaMap


PROPERTY HIGHLIGHTS


- 


8,447 SF Industrial Building
- 


12' Clear Height
- 


2,309 SF (office)
- 

5 Drive-in Doors
- 

0.34 Acre Lot
- 

14 Parking Spaces
- 

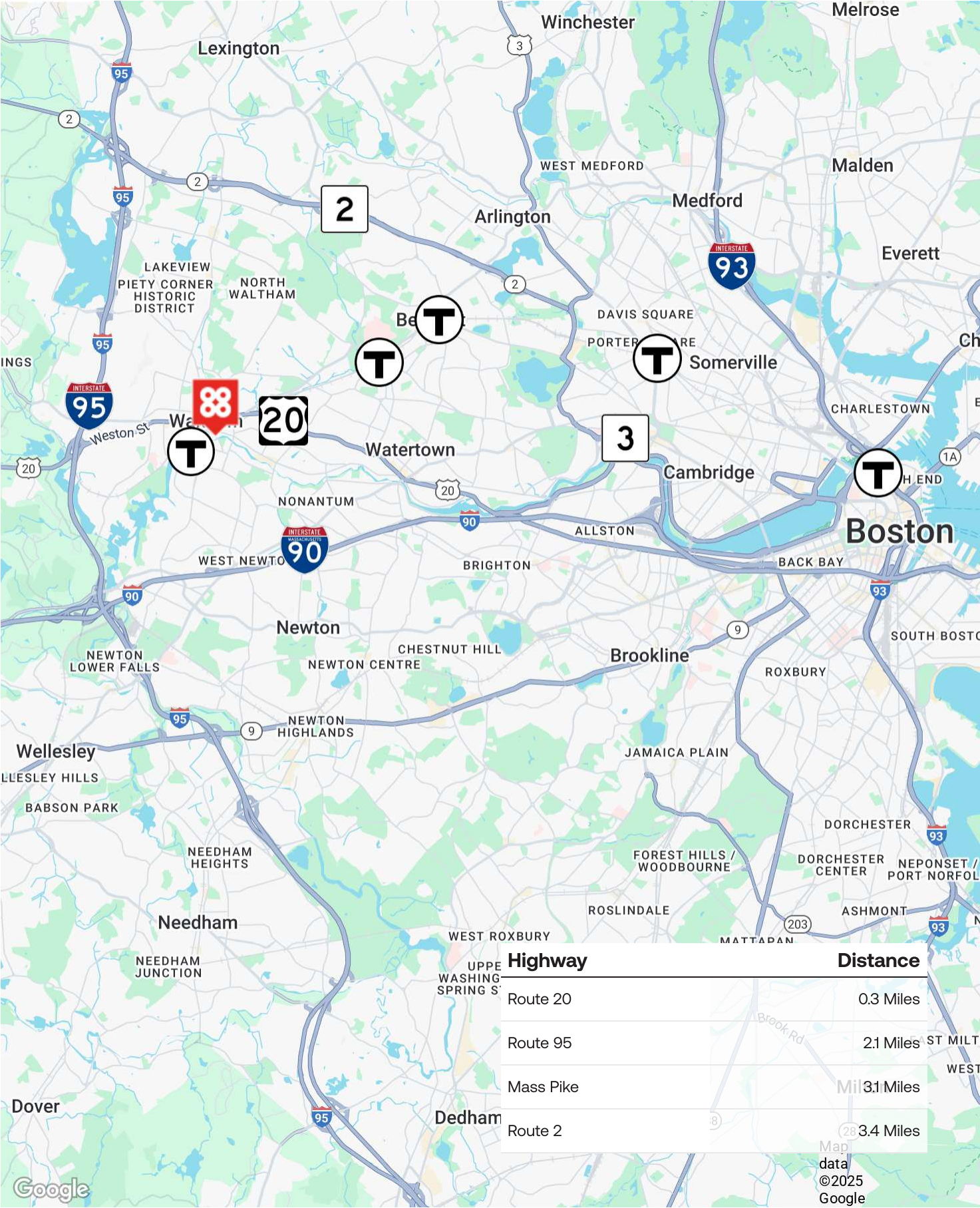
Built in 1900
- 

Market Lease Rate
- 

Reinforced Concrete Construction



LOCATION MAP



INCOME & EXPENSES



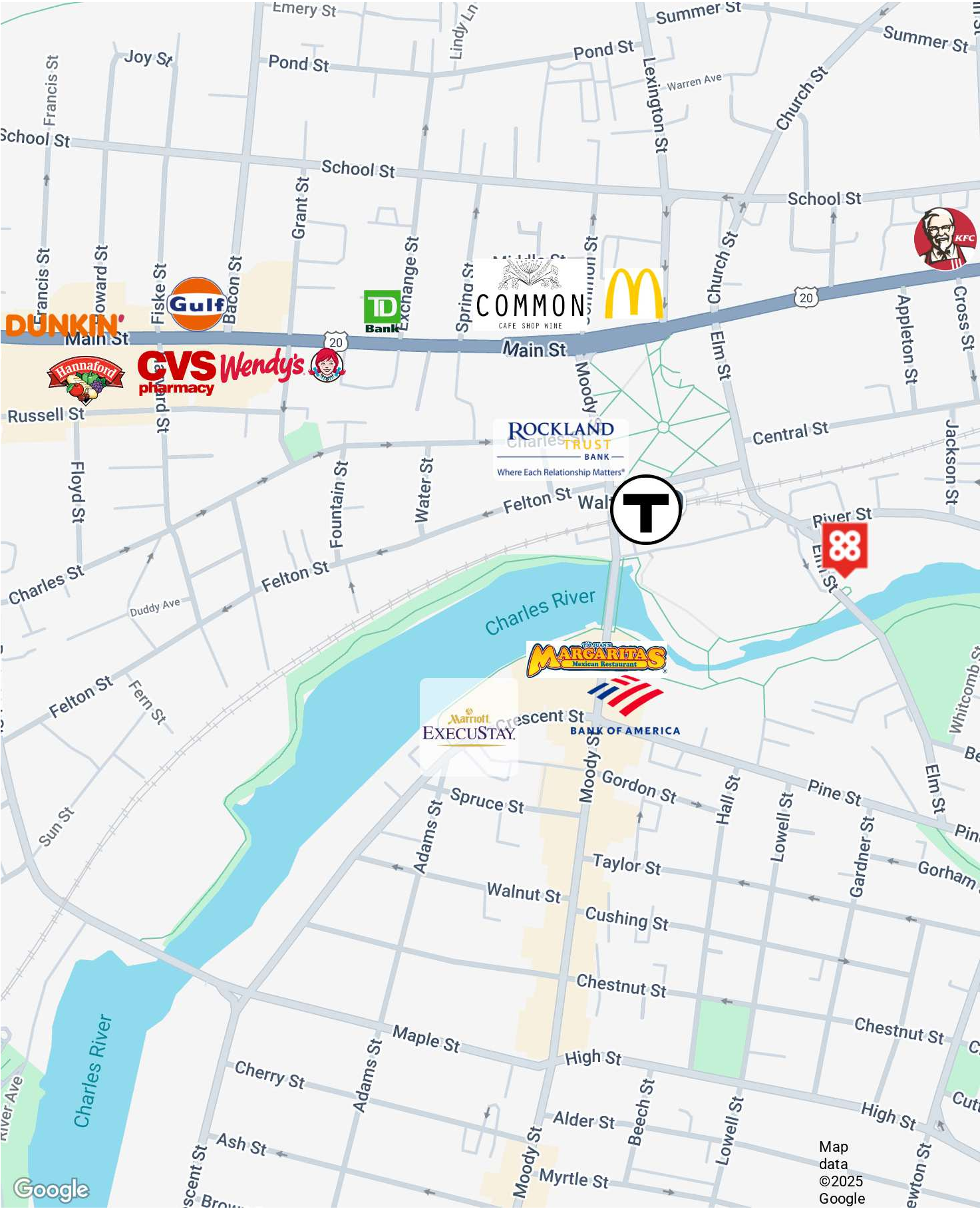
Income Summary		108 Elm Street
Gross Income		\$132,600
Expenses Summary		108 Elm Street
Taxes FY 2024		\$36,000
Building Insurance		\$6,448
Operating Expenses		\$42,448
Net Operating Income		\$90,152

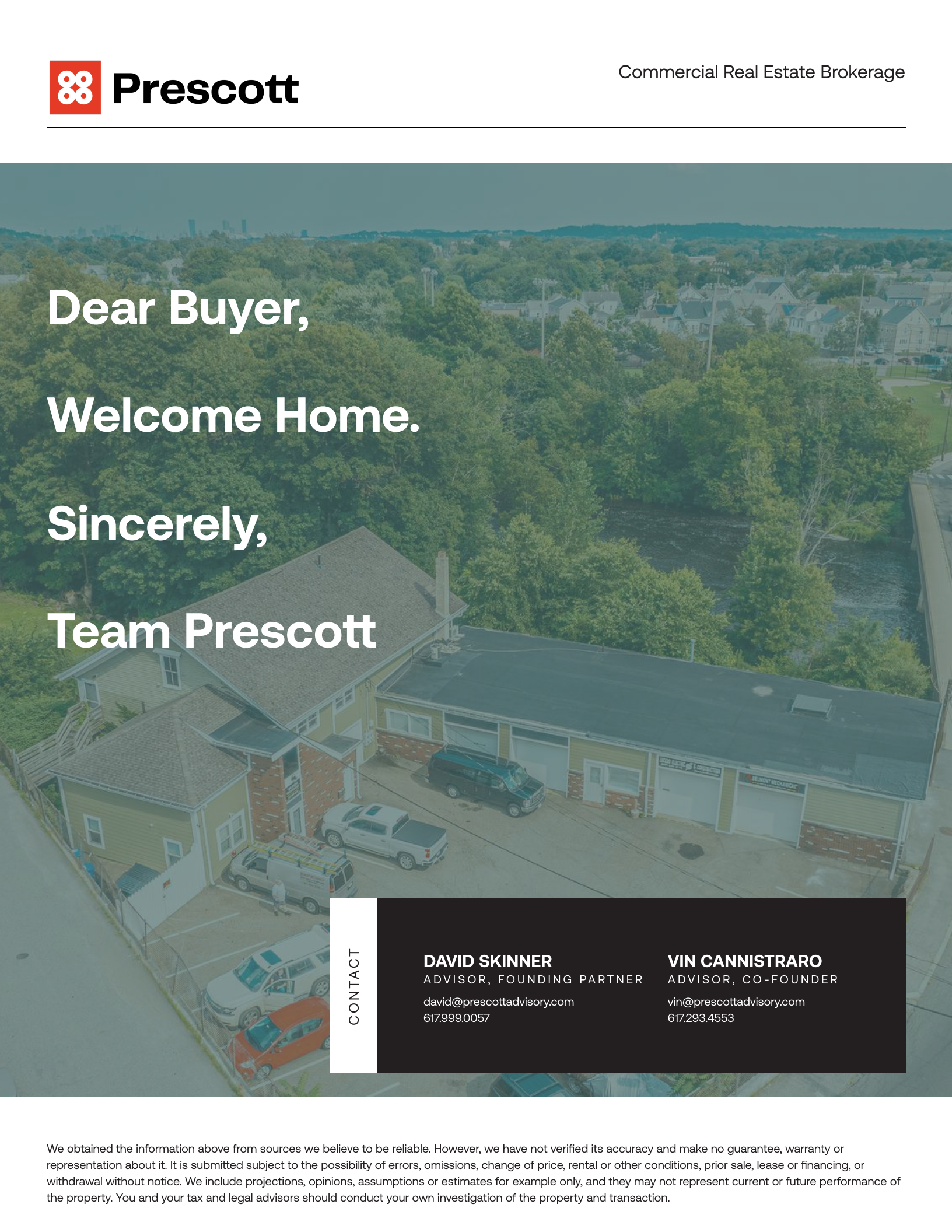
RENT ROLL



Suite	Tenant Name	Size SF	Price / SF / Year	Annual Rent	Lease Start	Lease End
1	Tenant A	1,365 SF	\$29.45	\$40,200	09/01/2022	08/31/2027
4	Tenant B	2,725 SF	\$14.09	\$38,400	TAW	02/28/2028
3	Tenant C	1,140 SF	\$24.21	\$27,600	TAW	08/31/2027
5	Tenant D	908 SF	\$29.07	\$26,400	09/01/2023	08/31/2027
2	Tenant E	2,309 SF	-	-	-	-
Totals		8,447 SF	\$96.83	\$132,600		

RETAILER MAP





**Dear Buyer,
Welcome Home.
Sincerely,
Team Prescott**

CONTACT

DAVID SKINNER
ADVISOR, FOUNDING PARTNER
david@prescottadvisory.com
617.999.0057

VIN CANNISTRARO
ADVISOR, CO-FOUNDER
vin@prescottadvisory.com
617.293.4553