



**MLS # 70521080 - Price Changed  
Commercial/Industrial - Land**

**111 MARION STREET  
Brookline, MA 02446**

List Price: **\$375,000**

**Norfolk County**

Directions: **STEPS FROM BEACON STREET**

**Remarks**

**DEVELOPERS SPECIAL! PARCEL OF LAND IN COOLIDGE CORNER WALK TO THE TRAIN AND ALL SHOPS! ZONED g1.75. CURRENT LOT HAS BUILDABLE 2800 SQUARE FEET BY RIGHT.. SELLER WILL CONSIDER ALL OFFERS..SOLD "AS IS"....seller financing available...call listing agent for access/appt**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$0</b>	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$244,500</b>	Lease Type: --
Retail:	<b>1</b>	<b>600</b>	Total: <b>\$244,500</b>	Lease Price Includes: --
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>1</b>	21E on File:
<b>Total:</b>	<b>1</b>	<b>600</b>	# Units: <b>1</b>	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad Siding:	Assc: <b>No</b> Assoc Fee: <b>\$</b>

Lot Size: <b>1579</b>	Frontage:	Traffic Count:
Acres: <b>0.03</b>	Depth:	Lien & Encumb:
Survey: <b>Yes</b>	Subdivide: <b>No</b>	Undrgrnd Tank: <b>Unknown</b>
Plat Plan: <b>Yes</b>	Parking Spaces: <b>3</b>	Easements: <b>Unknown</b>

**Features**

Construction : **Brick**  
 Location: **Urban, Park, Free Standing**  
 Parking Features: **Assigned, Open**  
 Roof Material: **Tar & Gravel**  
 Utilities: **Public Water, Public Sewer**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Year Built: **0**  
 Year Built Source: **Owner**

**Tax Information**

Pin #: **165/11-00**  
 Assessed: **\$244,500**  
 Tax: **\$4235** Tax Year: **2009**  
 Book: **20713** Page: **9**  
 Cert:  
 Zoning Code: **g1.75**  
 Zone Desc: **Other (See Remarks)**  
 Map: Block: Lot:



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