



LAWTON PLACE TOWNHOMES WALTHAM, MA

12-Townhome Units | 11 three-bedroom units & one four-bedroom unit



INVESTMENT SUMMARY

Cushman & Wakefield's Multifamily Advisory Group is pleased to present the opportunity to acquire Lawton Place Townhomes, 12-Townhome Units located in Waltham, Massachusetts. This property features 11 three-bedroom units and one four-bedroom unit, recently renovated with hardwood flooring and stainless steel appliances.

Lawton Place is conveniently located near downtown Waltham and benefits from both a strong employment base and local higher education institutions. Waltham is home to Bentley University and Brandeis University as well as several headquarters of Fortune 500 companies. This property offers the opportunity to acquire in a continuously growing market.

Lawton Place is offered for sale on an "as-is" basis and without a formal asking price. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers".



12
UNITS



11,880
NSF



0.598
ACRES



Transit Oriented

2 MILES FROM ROUTE 95

3 MILES FROM ROUTE I-90

2 MBTA COMMUTER RAILSTOPS IN WALTHAM



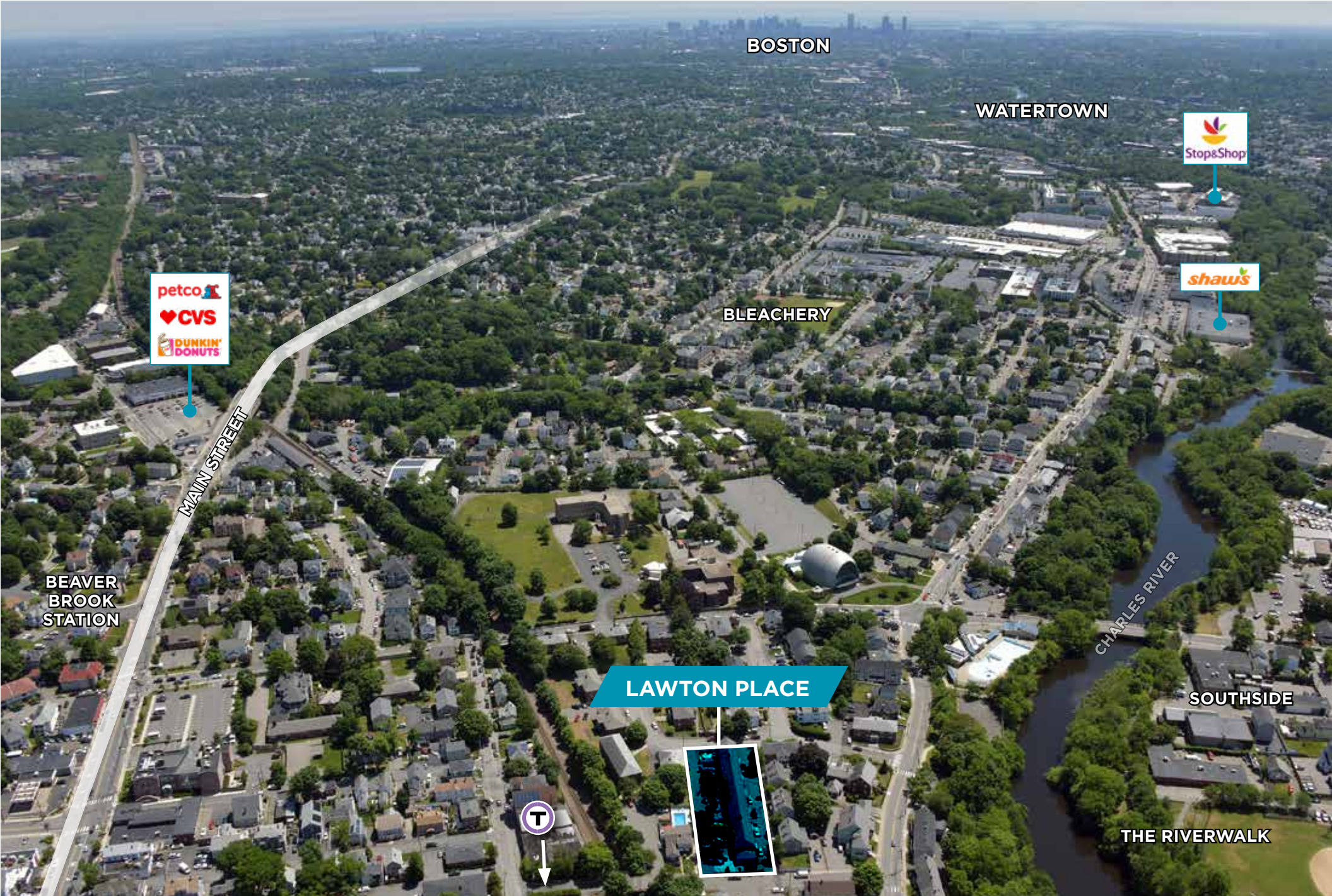
Waltham, MA

1-12 LAWTON PL, WALTHAM, MA 02453



This property features 11 three-bedroom units and one four-bedroom unit, all recently renovated with hardwood flooring and stainless steel appliances.





BOSTON

WATERTOWN



BLEACHERY



MAIN STREET

BEAVER BROOK STATION

CHARLES RIVER

LAWTON PLACE



SOUTHSIDE



THE RIVERWALK

INVESTMENT HIGHLIGHTS

1

TRANSIT ORIENTED LOCATION

Lawton Place is conveniently located within 2 miles of Route 95 and 3 miles from the Massachusetts Turnpike (I-90). This provides easy driving access to Boston as well as other major cities in the region. Residents can also reach Logan International Airport in under 25 minutes for destinations around the country and internationally. The MBTA Commuter Rail has two stops in Waltham as part of the Fitchburg-Boston Line: one in Central Square Waltham and one near Brandeis University. Lawton Place is located less than half a mile from from the Waltham stop on the Commuter Rail, allowing residents to easily take advantage of this commuting option.

2

NEWLY RENOVATED UNITS

The current owners are in the process of completely renovating the unit interiors. These renovations include hardwood floors, stainless steel appliances and all new bathrooms. The bathrooms includes both a tub and standup shower. Each unit has central heat and AC as well as in-unit laundry. The 12 units come with three parking spaces per unit and a private driveway. Each unit also includes a washer and dryer as well as bonus space in the basement.

3

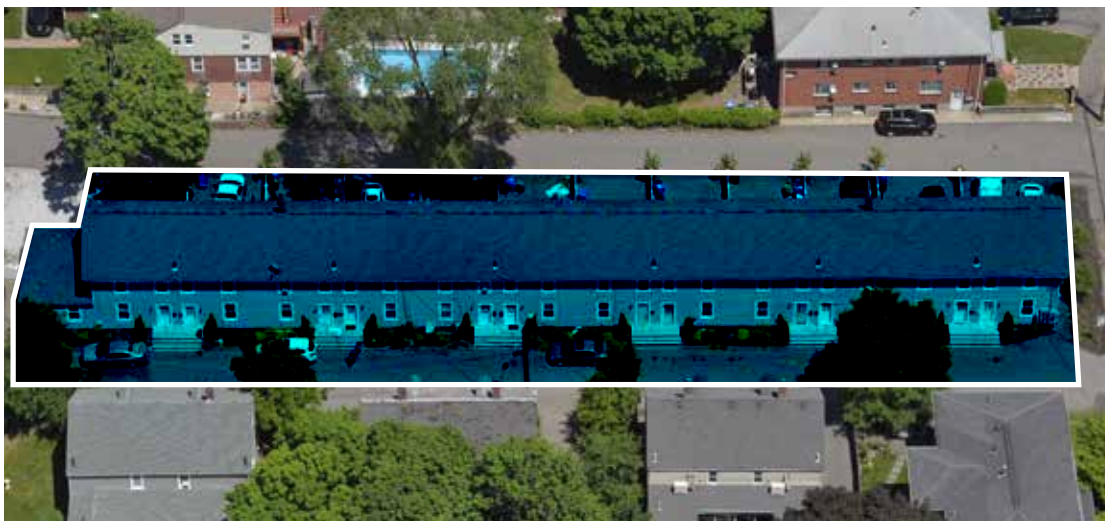
PROXIMITY TO AREA AMENITIES

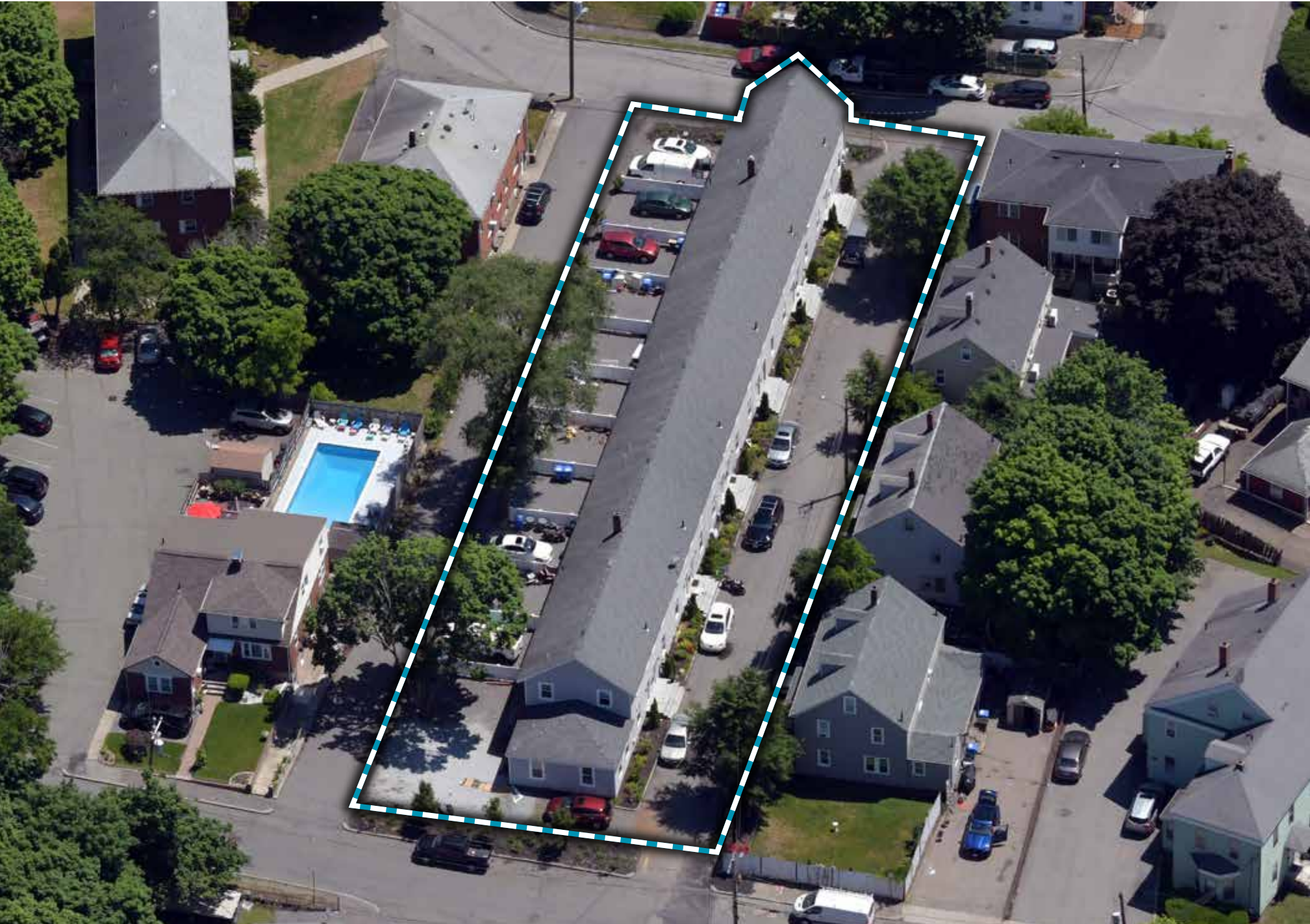
Located off Main Street in Waltham, Lawton Place benefits from being in close proximity to numerous area amenities. This includes grocery stores such as Shaw's and Stop & Shop as well as popular restaurants. Residents also enjoy The RiverWalk, a scenic walkway along the Charles River.

4

THRIVING NEIGHBORHOOD

Lawton Place is located within the thriving 128/Mass Pike corridor, situated in the heart of the one of the strongest suburban office markets throughout all of Metro Boston. Home to Fortune 500 companies such as Raytheon, Global Partners, Care.com, Paraxel and Thermo Fisher Scientific, Waltham continues to be the epicenter of the suburban office market, which fuels demand for housing.







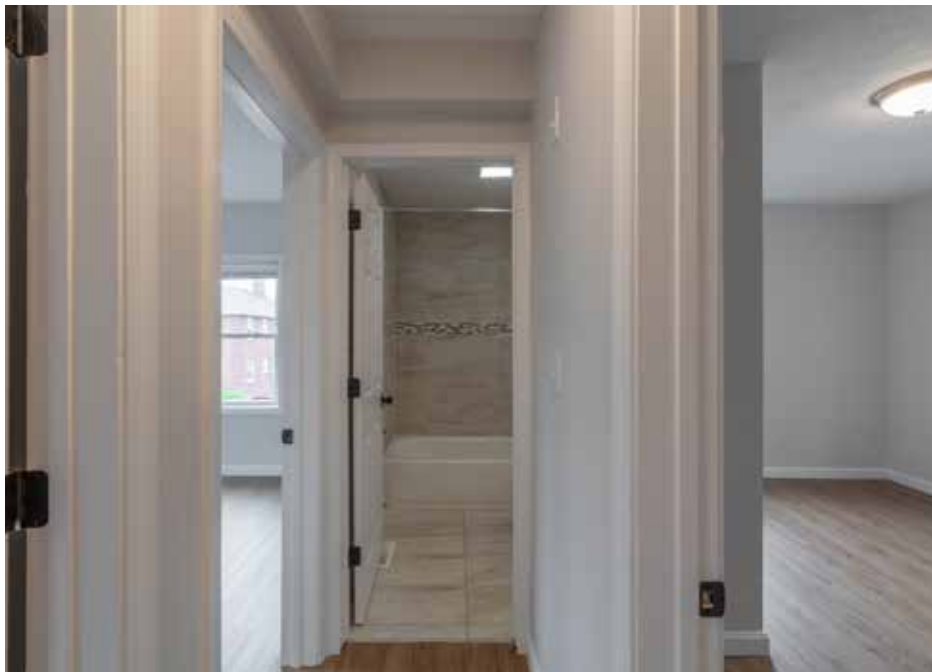
PROPERTY DESCRIPTION



PROPERTY OVERVIEW

Address	1-12 Lawton Pl, Waltham, MA 02453, Waltham, MA
Site Size	0.598 Acres
Units	12
Net Building Area	11,880 SF
Average Unit Size	990 SF









CONTACT US

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