



FOR SALE

Business & Real Estate Mixed-Use (Restaurant-3 Apartments) Sale

1086-1088 WASHINGTON STREET | LISTING PRESENTATION

Exclusively Listed by

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Property Description



1086-88 Washington St., Norwood

Sale: Business & Real Estate: Mixed-Use (Restaurant & 3 Apartments) Priced at \$1,999,000

The subject property is situated in the town of Norwood less than 25 miles south of Boston. It is comprised of a single parcel of land totaling 14,478 SF, improved mixed-use building. It is located at 1086-1088 Washington St. Norwood. The subject property is further identified as Parcel 9-3-19. Priced at \$1,999,000, the Spring 2025 appraised value. This price includes the business, state liquor license, equipment and furnishings.
Real Estate

This 10,000 SF building is made up of three 2nd-floor, 2- and 3-bedroom; 1- bathroom apartments and a family-style 140-seat, three-function restaurant that includes dining, a bar with a full liquor license and a separate room for events.

The apartments average \$3,200/mo. Single-family homes in the neighborhood have sold at an average price point of \$725,000 over the last 6 months.

Condominium units average \$535,000. A nearby 3-unit apartment investment at 25 Sturtevant Ave sold in July 2024 for \$1.31MM.

Business

The first floor, basement and outside walk-in refrigerator of the property are dedicated entirely to restaurant use. This commercial space features a fully equipped restaurant, bar and multiple function/event spaces, located in a prime downtown area that benefits from high visibility, steady and loyal neighborhood foot traffic and strong local demand making it ideal for hospitality, dining, sports and event-driven functions.

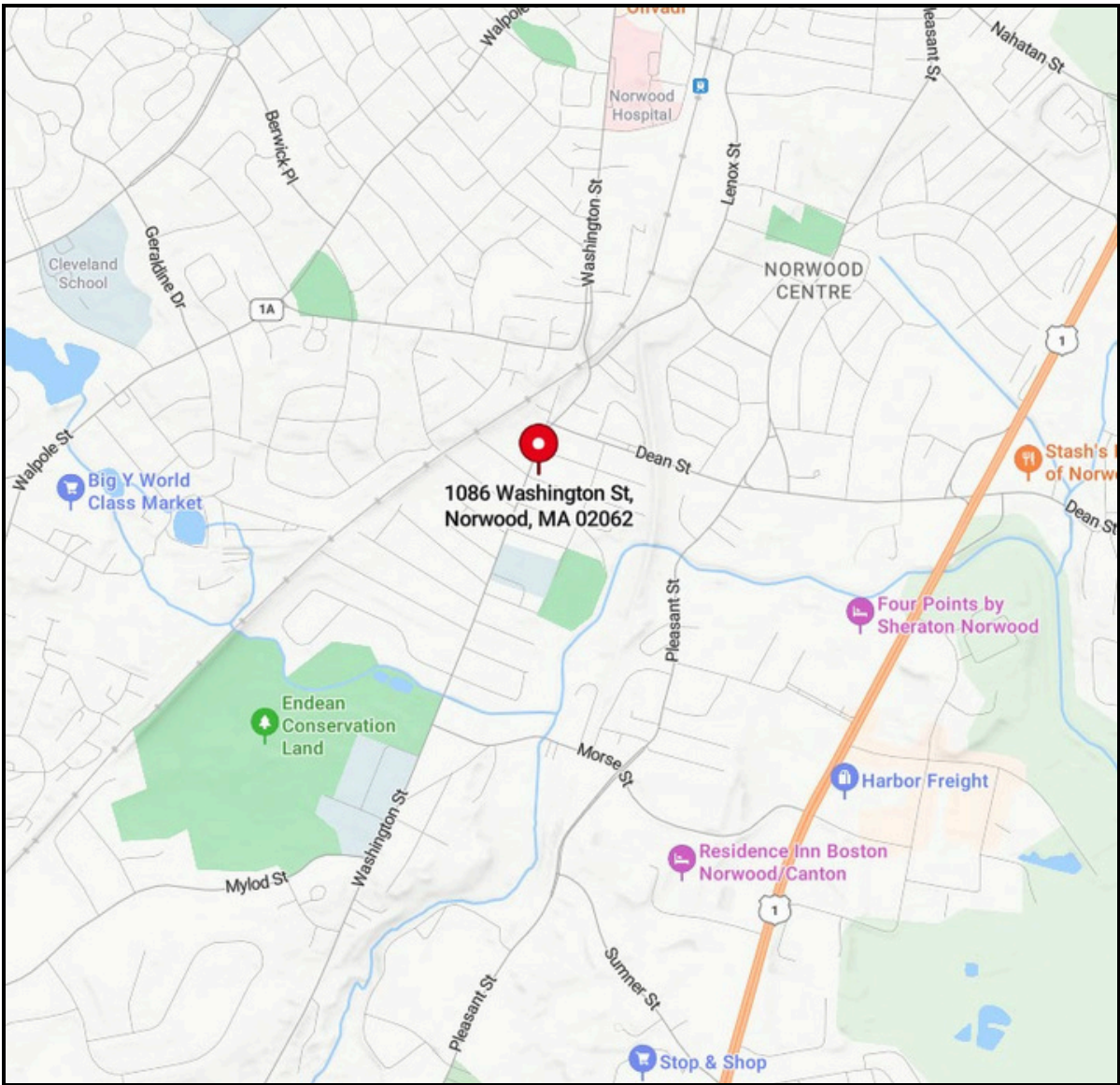
Neighborhood

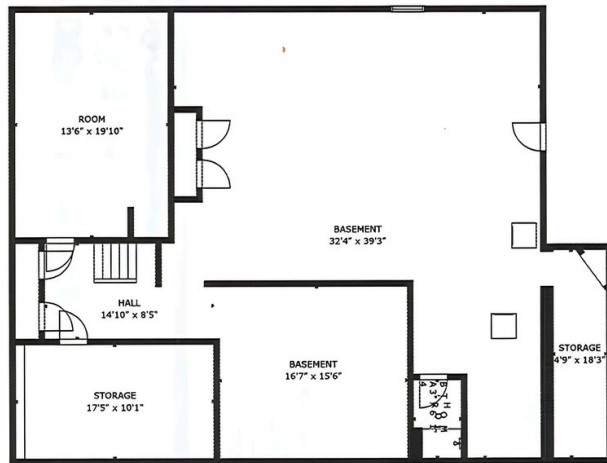
The subject property is comprised of three contiguous parcels of land that effectively form a single 14,478 sf site. The corner location is situated along the eastern side of Washington Street, the northern side of Heaton Avenue and the southern side of Sturtevant Avenue, south of the Central Business District epicenter. Washington Street is a two-way asphalt paved public roadway that is well connected within Norwood and to neighboring towns. It serves a major route for commuters and provides easy access to public transportation options. Uses along Washington Street are a mix of commercial and residential uses. Both Heaton Avenue and Sturtevant Avenue are two-way asphalt paved public roadways, each running parallel easterly from Washington Street. Uses along these roadways are residential in nature. Single-family homes in the neighborhood have sold at an average price point of \$725,000 over the last 6 months. Residential condominium units average \$535,000. It was noted that the 3-unit apartment investment at 25 Sturtevant Avenue sold in July 2024 for \$1.31MM. The subject neighborhood is considered to be well located, offering excellent access to major routes, public transportation along with the commuter rail line of the MBTA. The subject is well positioned to benefit from this general and specific location.

Washington Street & Heaton Avenue

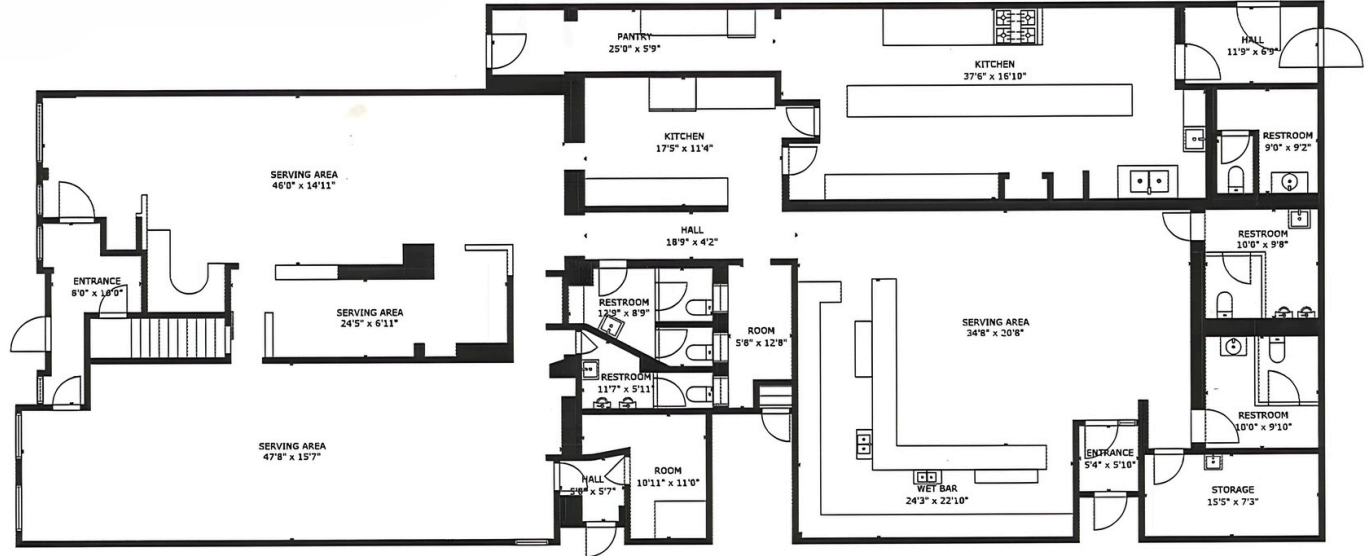


Neighborhood Map

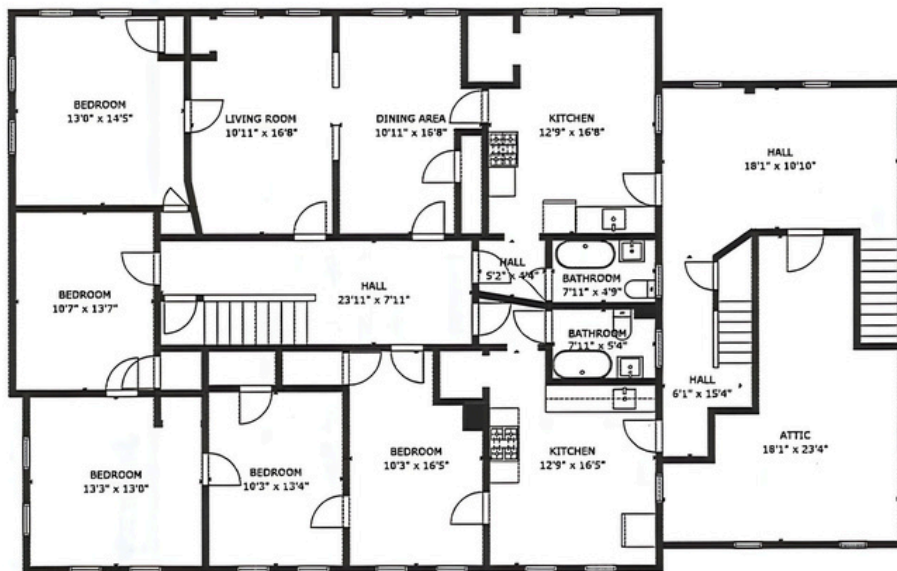




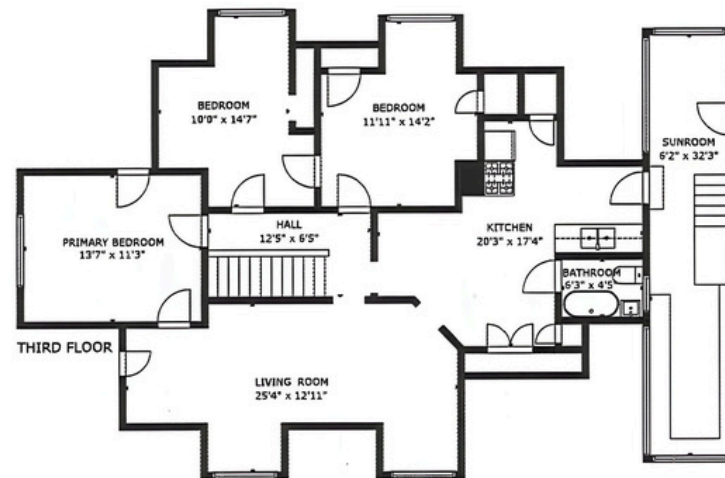
BASEMENT



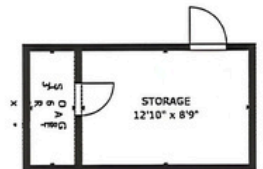
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



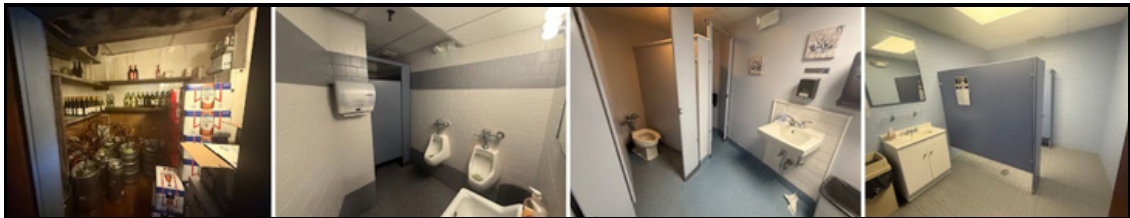
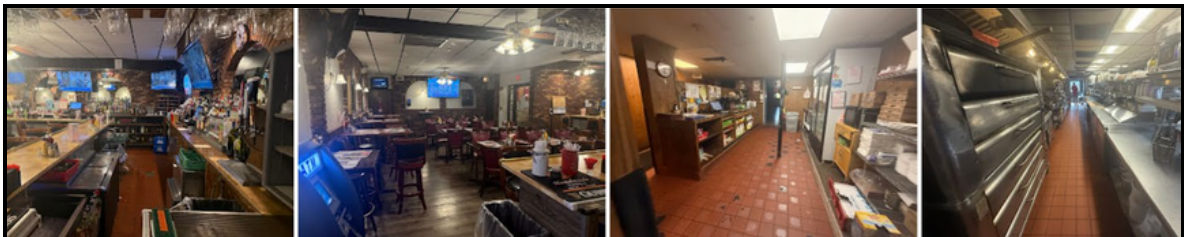
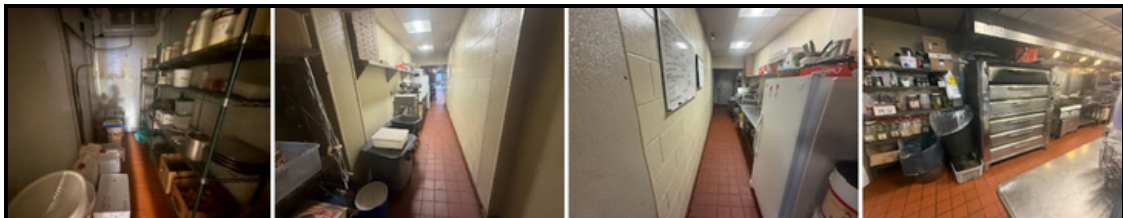
Photographs



Photographs



Commercial (Restaurant – Bar)



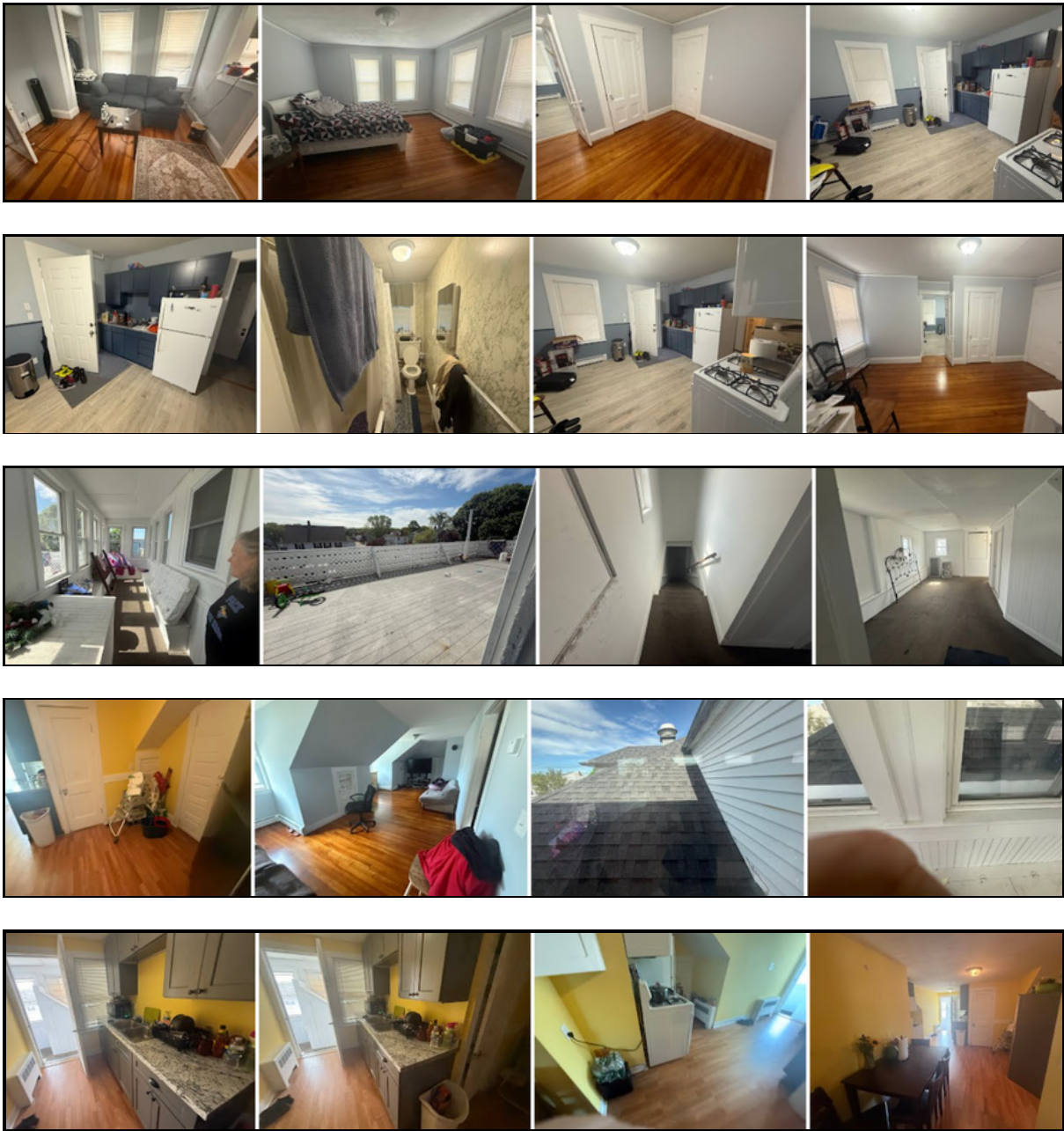
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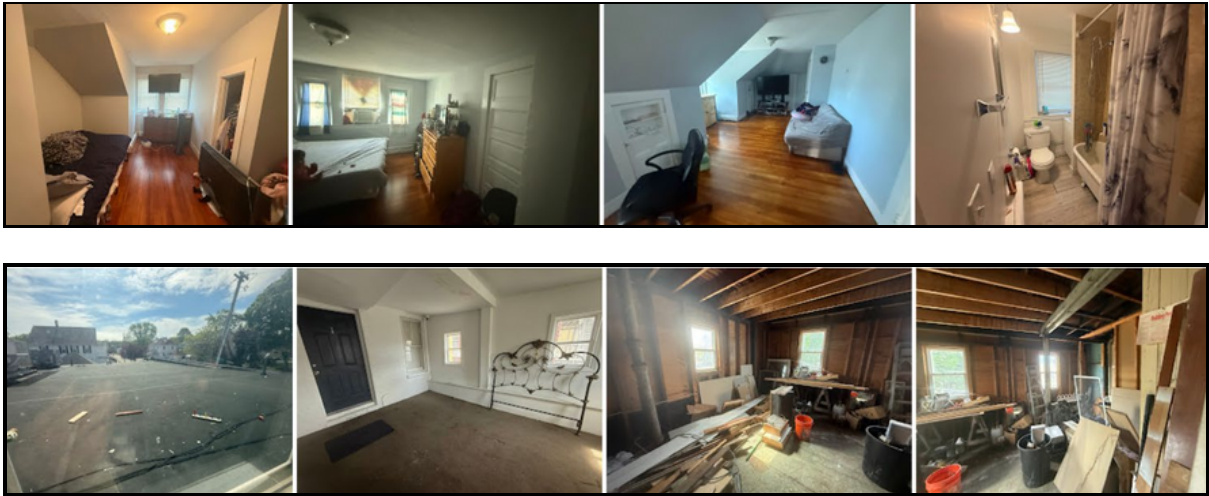
Residential



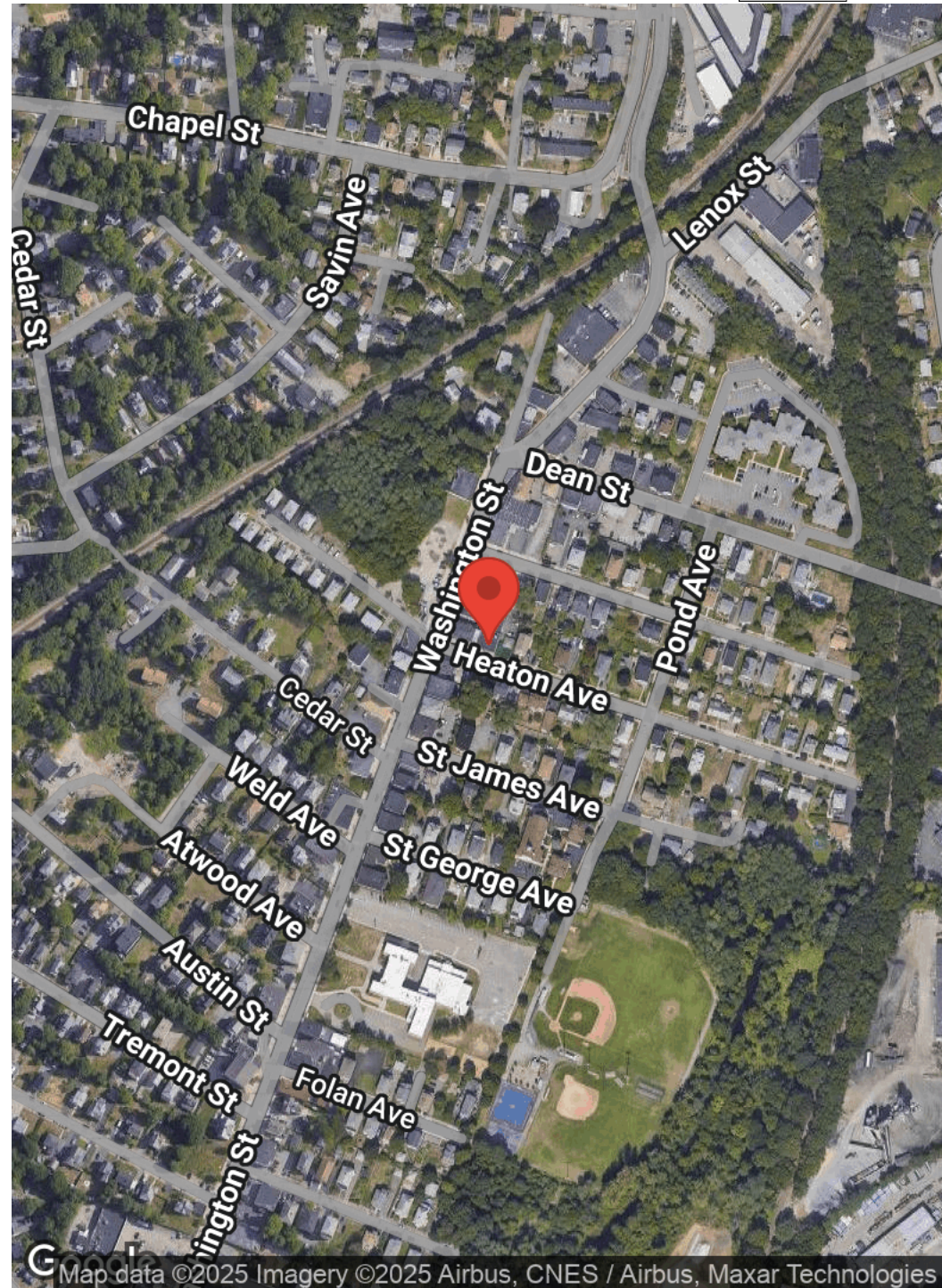
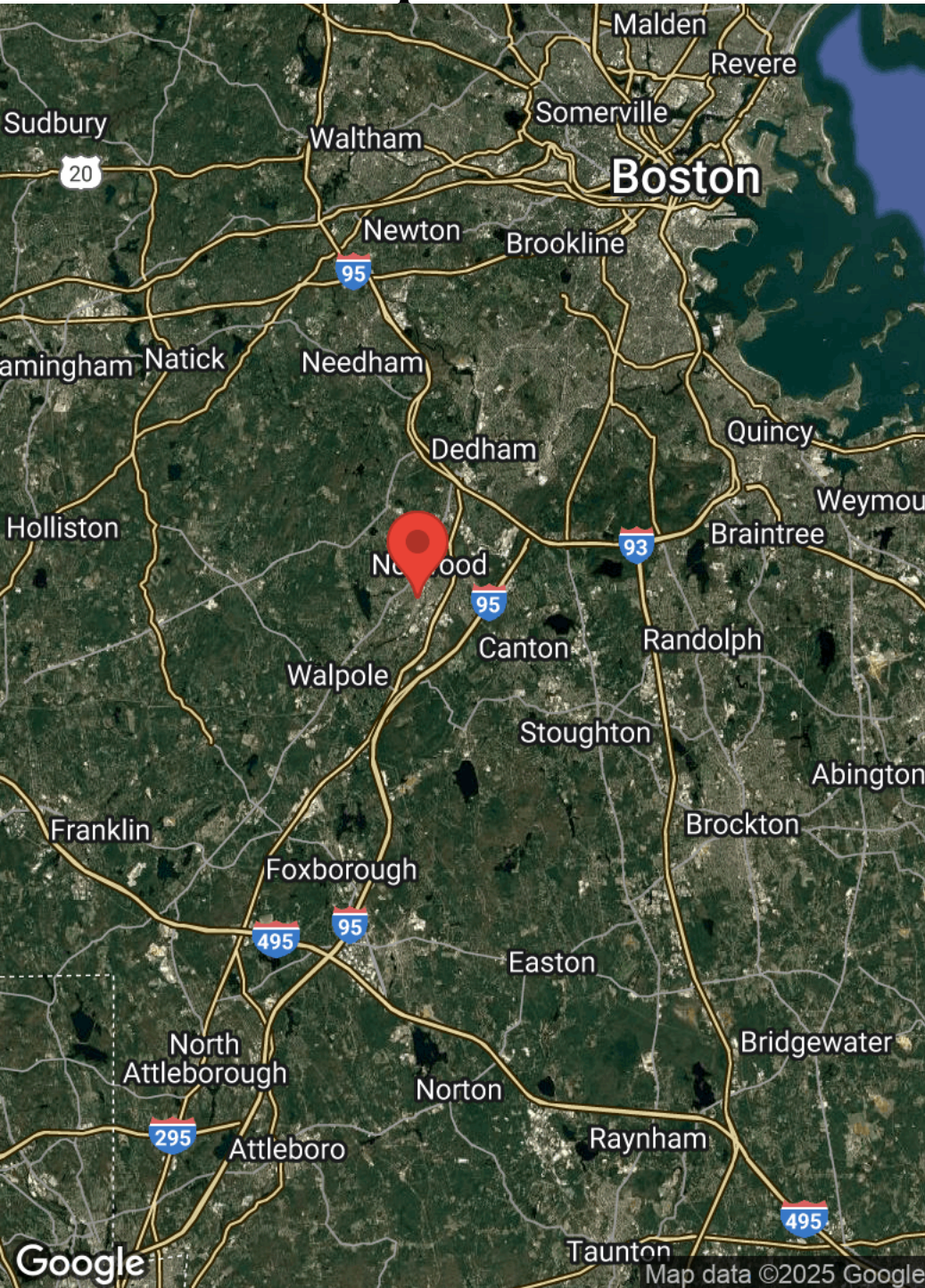
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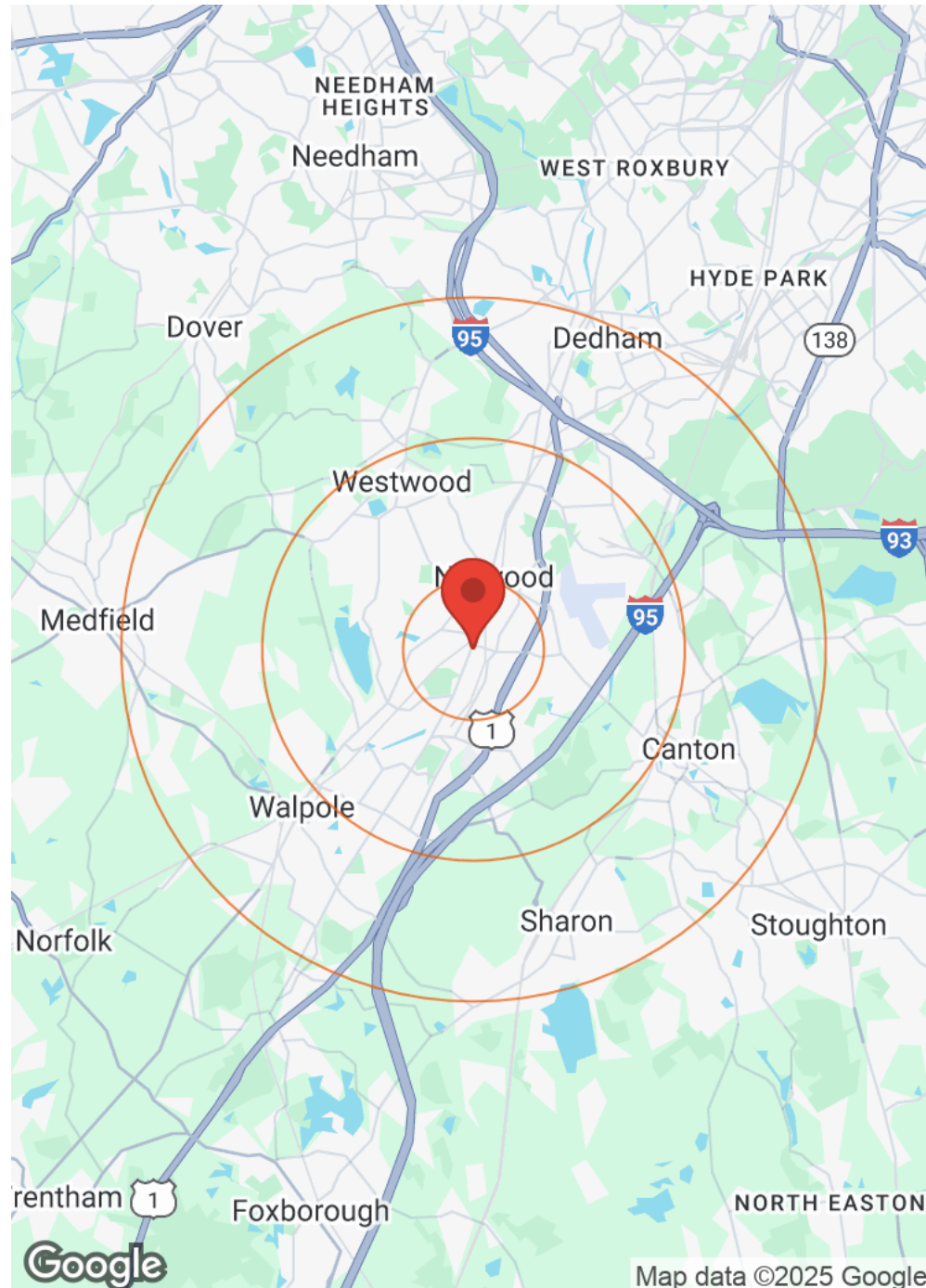
Residential



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,699	28,307	61,437
	Female	6,910	29,709	64,787
	Total Population	13,609	58,016	126,224
Age	Ages 0-14	2,310	9,697	21,140
	Ages 15-24	1,392	6,401	14,315
	Ages 25-54	5,982	22,232	46,758
	Ages 55-64	1,719	8,080	17,621
	Ages 65+	2,207	11,605	26,390
Race	White	9,047	42,717	93,532
	Black	1,443	4,369	9,707
	Am In/AK Nat	8	23	50
	Hawaiian	1	N/A	13
	Hispanic	1,218	3,435	6,829
	Asian	1,526	6,190	13,329
	Multi-Racial	290	1,056	2,310
	Other	76	226	454
Income	Median	\$97,899	\$137,115	\$146,024
	< \$15,000	357	981	2,279
	\$15,000-\$24,999	227	702	1,635
	\$25,000-\$34,999	255	1,029	1,966
	\$35,000-\$49,999	431	1,368	2,527
	\$50,000-\$74,999	817	2,228	4,316
	\$75,000-\$99,999	808	2,094	3,921
	\$100,000-\$149,999	969	3,922	8,220
	\$150,000-\$199,999	472	2,615	5,831
	> \$200,000	1,316	7,556	17,724
Housing	Total Units	5,887	23,395	50,419
	Occupied	5,649	22,496	48,418
	Owner Occupied	2,580	14,582	34,287
	Renter Occupied	3,069	7,914	14,131
	Vacant	238	899	2,000

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