

# \$4,999,000 - 13 Warwick St, Somerville

MLS® #72910792

## \$4,999,000

Bedroom, Bathroom, 26,942 sqft  
Commercial / Industrial on 0.23 Acres

Davis Square, Somerville, MA

Amazing opportunity to acquire land in highly desirable Somerville location with by-right ability to build a 28-unit project. New owner responsible for acquiring permit from the city. Immersed within a highly walkable, dynamic, Mid-Somerville hot spot, this will be the epitome of urban living. By right, 8 Studios, 6 One Bedrooms, and 14 Two Bedrooms are allowed. This is in addition 12 Underground Parking Spaces, 36 Bike Spaces, and a Roof Deck. Situated right on the ever-popular Minuteman Man Bike Path, this location provides immediate access to all points Somerville, Cambridge, and Boston via the Davis Sq MBTA Red Line station and the soon to be completed Magoun Sq Green Line station. One look on the map will show you just how close Harvard and MIT really are, as well as Life Science centers Kendall Sq and Union Sq. In addition, the Minuteman Bike Bath is due to be extended to directly reach Boston over the next few months.

## Essential Information

MLS® #	72910792
Price	\$4,999,000
Square Footage	26,942
Acres	0.23
Type	Commercial / Industrial
Sub-Type	5+ Residential
Status	Active



① WARWICK ST ELEVATION  
SCALE: 1/8" = 1'-0"



① RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



① LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

## **Community Information**

Address	13 Warwick St
Subdivision	Davis Square
City	Somerville
County	Middlesex
State	MA
Zip Code	02145-3509

## **Amenities**

Parking Spaces	12
Parking	Garage, Under

## **Listing Details**

Listing Agent	David Lilley
Listing Office	RE/MAX Destiny

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