FOR SALE
Arlington, MA

393-395
Massachusetts Ave

CASTLEARCH
PROPERTY ADVISORS

Executive Summary

CastleArch Property Advisors is pleased to present a rare opportunity to acquire the iconic "Wayside Inn" at 393–395 Massachusetts Ave. in the Broadway Historic District of Arlington, MA. Built pre-1750 and listed on the National Register of Historic Places, this beautifully preserved and diligently updated landmark is the only remaining half-house of its Georgian-era style in Arlington. Long believed to have served as a stagecoach stop, and containing a fresh-water well in the basement, the property retains its historic charm while offering exceptional modern versatility.

Ideally situated just steps from Arlington Center's boutiques, restaurants, and coffee shops, and within easy reach of the Minuteman Bike Trail, MBTA bus routes, Spy Pond, and the Cambridge line, this amenity-rich location provides unmatched convenience for both business and residential use.

The 6,372 SF building features a classic clapboard exterior with an intact historic façade and offers eight (8) office suites in total. The main level includes flexible commercial or office space well suited for studio or professional use, while the upper floors feature additional office suites and a one-bedroom apartment. With excellent street visibility, off-street parking, and proximity to transit and neighborhood amenities, the property accommodates a wide range of investment or end-user possibilities.

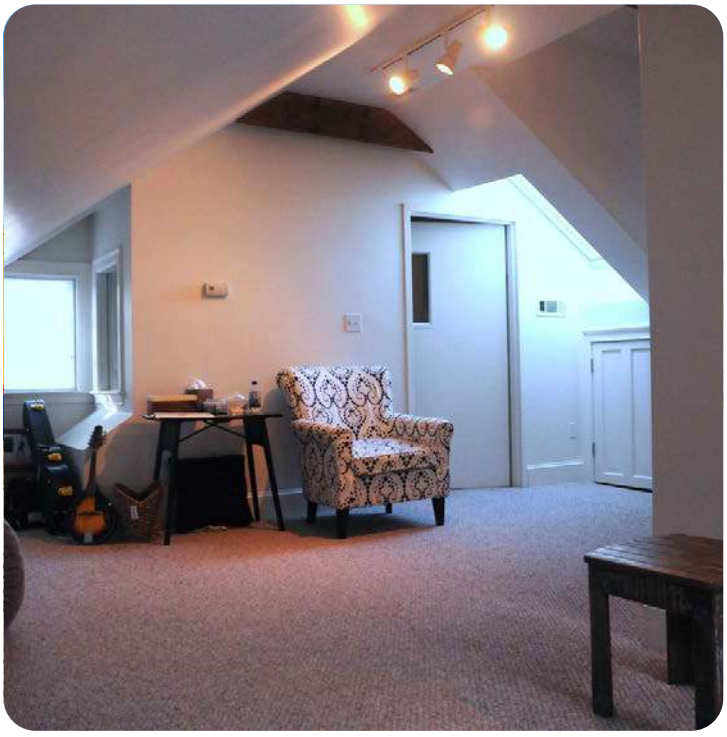
Whether you're looking to invest, establish a business, or create a one-of-a-kind space within a historic setting, 393–395 Massachusetts Ave. delivers timeless character, a prime location, and remarkable flexibility.

Investment Highlights

- Fully occupied with many long-term tenants
- Well-maintained property
- Adjacent to MBTA bus routes and the Minuteman Bike Trail
- Off-street parking for seven vehicles
- Flexible commercial, office, and residential units
- High-visibility location

Photos

Photos



Specifications

Pricing Information

Price	$1,950,000
Price per SF	$306
Pro Forma NOI	$124,651

Property Details

Number of Tenant Spaces	9 (8 Office, 1 Residential)
Parking	7 Spaces
Number of Bathrooms	4 (3 half, 1 full)
Lot Size	8,555 SF
Year Built	Pre-1750
Zoning	B3 - Village Business
Gross Building Area	6,372 SF
Type of Buildings	Mixed Use (Office & Residential)
Exterior	Clapboard
Roof	Asphalt Shingle
Foundation	Stone & Brick
Electricity	120/220 V
HVAC	FHW & FHA (Gas)
Water & Sewer	Municipal

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Financials

Stabilized Pro Forma

Total Square Footage = 6,372

INCOME	Annual	Assumption/Notes
Office Income	$134,400	*Estimated market rent*
Residential Income	$33,600	*Estimated market rent*
Potential Gross Income	**$168,000**	

OPERATING EXPENSES		
Real Estate Taxes	$13,538	*FY 2025*
Insurance	$7,423	*Owner provided*
Utilities (Electric/Gas)	$7,448	*Owner provided*
Water & Sewer	$1,462	*Owner provided*
Fire Safety System	$3,728	*Owner provided*
Snow Removal	$1,350	*Owner provided*
Repairs & Maintenance	$8,400	*Estimated at 5.0%*
Total Operating Expenses	**$43,349**	

NET OPERATING INCOME	$124,651

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Tenant Use Type

Suite	Floor	Tenant	Use Type	Current Rent (Mo.)	Potential Market Rent	Lease Expiration
393-1F	1	Acupuncturist	Medical/ Office	$948.52	$1,000	5/31/28
393-1M	1	Therapist	Medical/ Office	$948.52	$1,000	5/31/28
393-1R	1	Therapist	Medical/ Office	$948.52	$1,000	8/31/26
393-2F	2	Massage Therapist	Medical/ Office	$948.52	$1,000	5/31/26
393-2M	2	Therapist	Medical/ Office	$948.52	$1,000	5/31/27
393-2R	2	Massage Therapist	Medical/ Office	$920.00	$1,000	8/31/27
393-3	3	Therapist	Medical/ Office	$907.28	$1,200	5/31/26
395-1	1	Therapist	Medical/ Office	$3,876.56	$4,000	5/31/28
395-2	2	On MKT for Lease	Residential	$0.00	$2,800	N/A

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Location Overview

Population

	1 Mile	3 Miles	5 Miles
2020 Population	29,620	231,642	640,091
2024 Population	27,865	221,800	620,069
2029 Population Projection	27,237	217,611	607,905
Annual Growth 2020-2024	-1.50%	-1.10%	-0.80%
Annual Growth 2024-2029	-0.50%	-0.40%	-0.40%
Median Age	42	38	36

Households

	1 Mile	3 Miles	5 Miles
2020 Households	13,272	94,582	262,496
2024 Households	12,440	90,267	254,421
2029 Household Projection	12,144	88,425	249,137
Annual Growth 2020-2024	-0.70%	-0.30%	0.10%
Annual Growth 2024-2029	-0.50%	-0.40%	-0.40%
Owner Occupied Households	5,856	44,314	104,421
Renter Occupied Households	6,288	44,111	144,716

Income

	1 Mile	3 Miles	5 Miles
Average Household Income	$143,212	$157,684	$139,588
Median Household Income	$113,014	$129,085	$110,037

Source: CoStar Real Estate Data

Arlington, Massachusetts is a highly desirable community located just six miles northwest of Boston. With a population of approximately 46,000, Arlington combines strong suburban appeal with exceptional regional connectivity and a vibrant commercial core anchored by Massachusetts Avenue—home to diverse retail, dining, and local businesses.

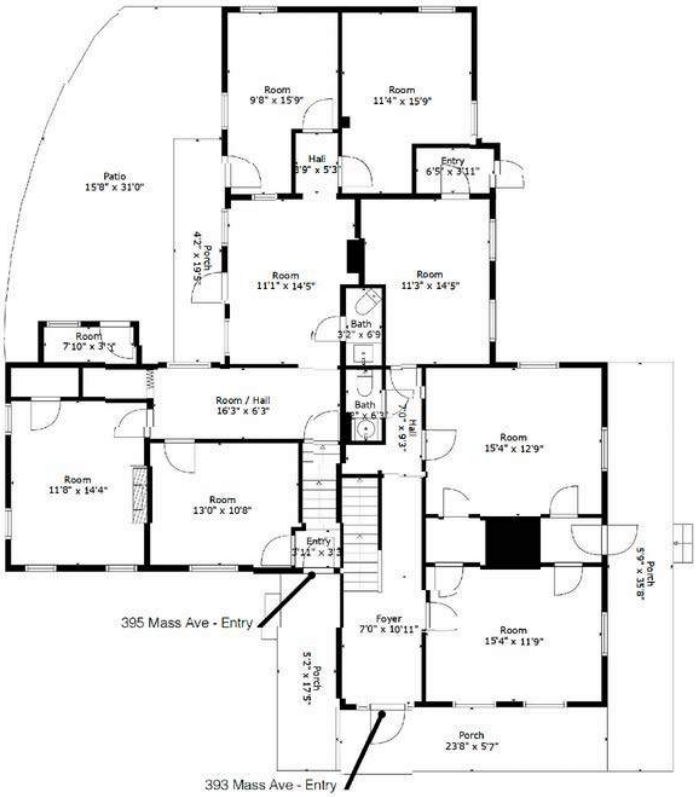
Known for its educated and affluent population, Arlington maintains a median household income of roughly $130,000, supported by a professional workforce employed across technology, healthcare, education, research, and other knowledge-based industries. Its proximity to Cambridge, Somerville, and Boston makes it a strategic home base for commuters and companies alike.

Massachusetts Avenue is Arlington's primary commercial corridor. It offers consistent foot traffic, dense surrounding residential neighborhoods, and easy access to public transit, including multiple MBTA bus routes that connect directly to the Red Line. The Minuteman Commuter Bikeway, Spy Pond, and a variety of local amenities further reinforce Arlington's strong quality of life.

Arlington's blend of stability, walkability, demand, and high-income demographics positions it as one of Greater Boston's premier markets for both retail and mixed-use investment. Its engaged community, historic charm, and robust economic fundamentals continue to support long-term value and sustained commercial activity.

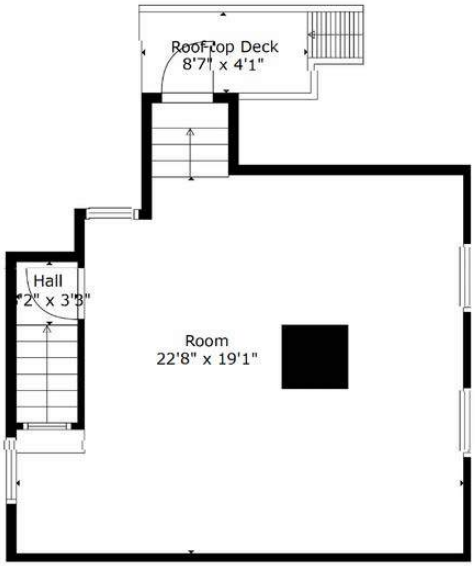
Site Plan

1st Floor

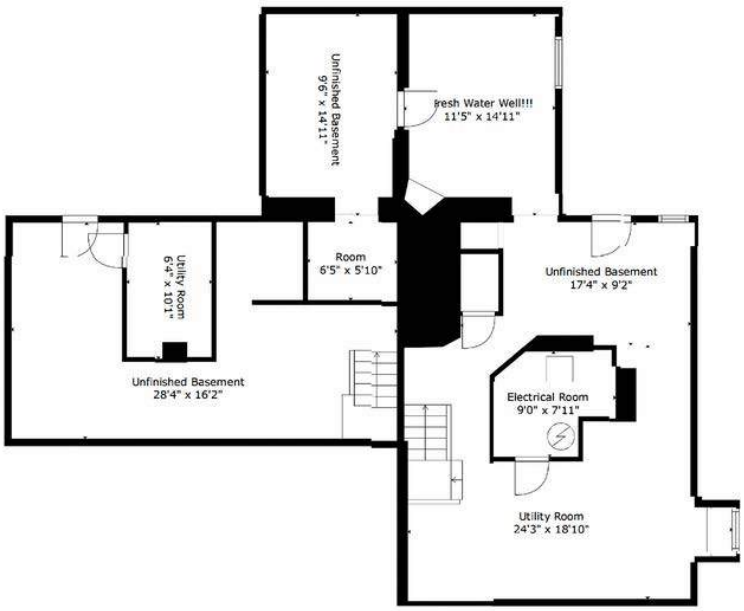


2nd Floor

3rd Floor



Basement



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Location/Amenities

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Contact Us

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