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## **Waldman of Waldman & Associates completes multiple deals in Malden and Norwood**

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1369 Providence Highway - Norwood, MA

Norwood, MA During a trip to Malden, Dan Waldman, of Waldman & Associates, noticed a parcel of land for sale at 62 Broadway. Waldman knew this area well since he sold the storage facility about 100 yards away several years ago to U-Haul. On the property was a sign for the agent, Scott David Cutler who represented the owner. Waldman said, "I did not know Scott, but I called him, and he came right down, and we toured the property. We spoke about the zoning and the target price of the seller. Later that day, I told one of my clients that the site would make a great car wash. Since they have several car washes, they drove to the property and liked it."

Cutler said, "Once Dan received the approval from the buyer to make an offer, things went fast. We negotiated a price, and I arranged a meeting with the town. Dan, the buyer, the seller, and I attended. At the meeting, the town officials were very impressed with the plans. I am not going to say car washes are sexy, but this one is. I do a lot of deals in Malden, and the town is very friendly towards business. The town officials liked the design and the operators, and we closed very fast."

The sale price for the land was \$1.72 million. The owners are hoping to be open for the summer.

In Norwood, Waldman teamed up with Peter Sullivan of Northeast Commercial to sell 1369 Providence Highway which is a 13,500 s/f building. Sullivan represented the owner, and Waldman represented the buyer. The sale price was \$3.15 million, which included the real estate and the assets of the business.

Waldman said, "Before the pandemic Peter and I brought several interesting leasing ideas to the owner, but once the pandemic hit, the owner decided to sell the building."

Waldman also reported that he has signed Jersey Mike to a lease at 965 Old Post Highway in Walpole. Pat Gallagher of Atlantic represented Jersey Mike, and they leased the end cap. The plaza is newly constructed and now has two tenants and room for two more.

Waldman also completed two long term leases in Milford at 146 South Main St. Additionally, he executed a short-term lease in Warwick, R.I. for 40,169 s/f to Vineyard Vines for a special 10-day holiday event.

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