

42
CHAUNCY
BOSTON, MA

COMMERCIAL CONDO FOR SALE

— OFFICE / RETAIL —

LOCATED IN
BOSTON'S
FINANCIAL
DISTRICT





FULLY RENOVATED (2020)

COMPLETE GUT RENOVATION TRANSFORMING FORMER SMALL OFFICE LAYOUT INTO AN OPEN, LIGHT-FILLED, ACOUSTICALLY ENGINEERED OFFICE AND PRODUCTION SPACE.



PROPERTY OVERVIEW

THIS FIRST-FLOOR COMMERCIAL CONDOMINIUM WAS FULLY GUTTED AND REIMAGINED IN 2020. THE RENOVATION TRANSFORMED A DARK, COMPARTMENTALIZED OFFICE LAYOUT INTO AN OPEN, LIGHT-FILLED, ACOUSTICALLY ENGINEERED OFFICE AND PRODUCTION ENVIRONMENT. THE DESIGN PRIORITIZES FLEXIBILITY, ENVIRONMENTAL CONTROL, SOUND PERFORMANCE, AND INFRASTRUCTURE – ALLOWING SEAMLESS COEXISTENCE OF OFFICE, RETAIL, AND LIGHT PRODUCTION USES.

THE MASTER DEED PERMITS BROAD COMMERCIAL USES, WITH SIGNAGE AT THE UNIT OWNER'S DISCRETION.

KEY DETAILS

SALE PRICE
\$696,800

TOTAL USABLE AREA
2,144 SF
(FIRST FLOOR)

ADDITIONAL STORAGE
480 SF
(LOWER LEVEL)

UNIT BREAKDOWN

UNIT 1A
1,418 SF

UNIT 1B
726 SF

STORAGE D
130 SF

STORAGE EFG
320 SF

STORAGE H
30 SF

STORAGE I
STEAM DISTRIBUTION ROOM
(MINIMAL VALUE)

STOREFRONT & ACCESS

- 11' BIFOLD LAMINATED GLASS STOREFRONT
- STRONG ACOUSTIC INSULATION
- ENHANCED NATURAL LIGHT
- FLEXIBLE RETAIL FRONTAGE
- EASY LOADING/UNLOADING

INTERIOR BUILDOUT

- EXPOSED CEILING GIRDERS
- ACOUSTIC CEILING TREATMENT
- MOTION-SENSOR DIMMABLE LIGHTING
- MAPLE-FINISH LVT FLOORING
- TWO BATHROOMS (ONE ADA-COMPLIANT WITH SHOWER)
- ADA KITCHENETTE

POWER & INFRASTRUCTURE

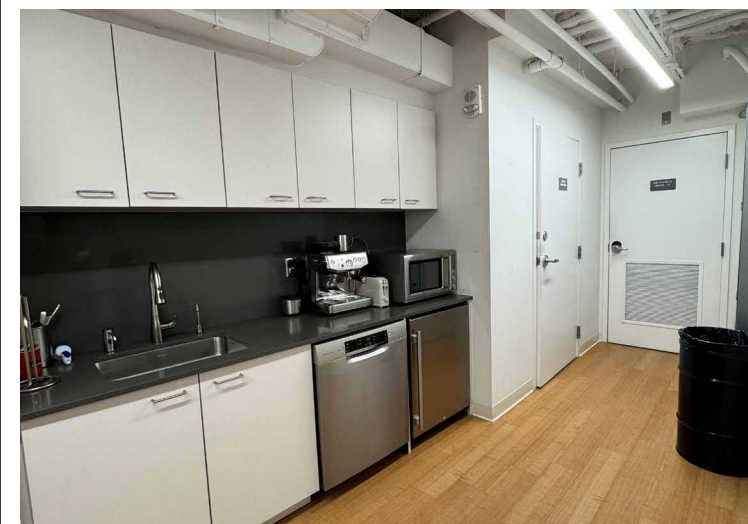
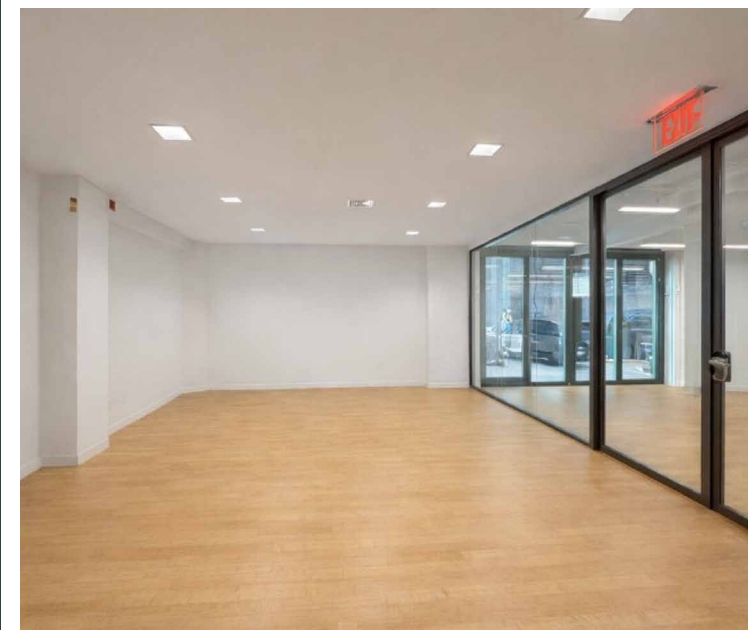
- 208V / 400A 3-PHASE POWER (UNIT 1A)
- 200A SUBPANEL (UNIT 1B)
- HIGH FLOOR LOADS (FORMER EDISON POWER PLANT)
- SUBSTATION ONE BLOCK AWAY
- DIRECT ACCESS TO UNDERGROUND UTILITY INFRASTRUCTURE

HVAC

- MITSUBISHI CITY MULTI VRF SYSTEM (INDEPENDENT OF BUILDING SYSTEM)
- SIMULTANEOUS HEAT & COOLING WITH HEAT RECOVERY
- ENERGY RECOVERY VENTILATORS
- YEAR-ROUND CLIMATE CONTROL

CONNECTIVITY

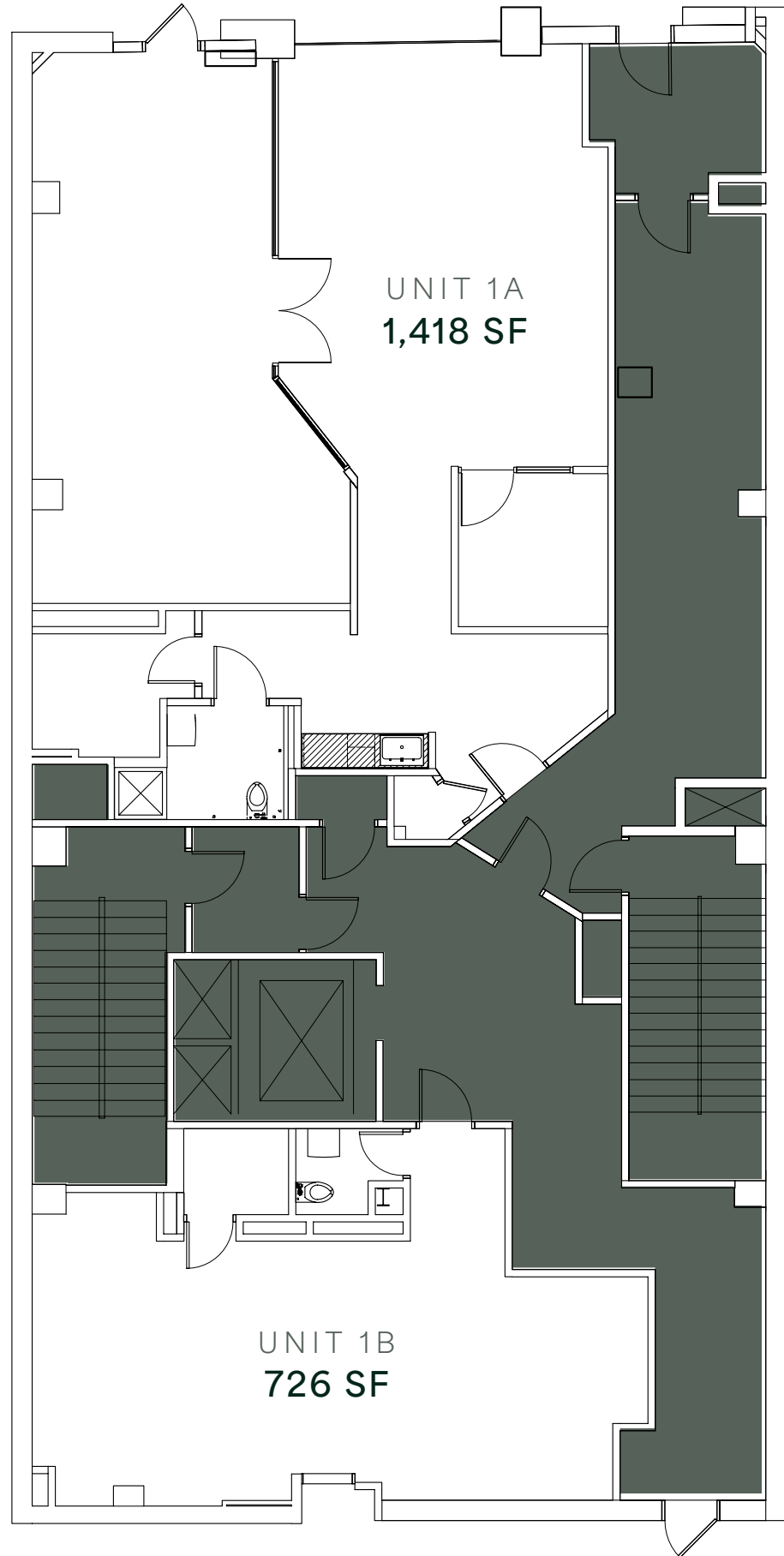
- DEDICATED FIBER (ASTOUND / RCN)
- ON SAME FIBER LOOP AS MAJOR REGIONAL DATA CENTER
- REDUNDANT TELECOM OPTIONS



FLOOR PLANS

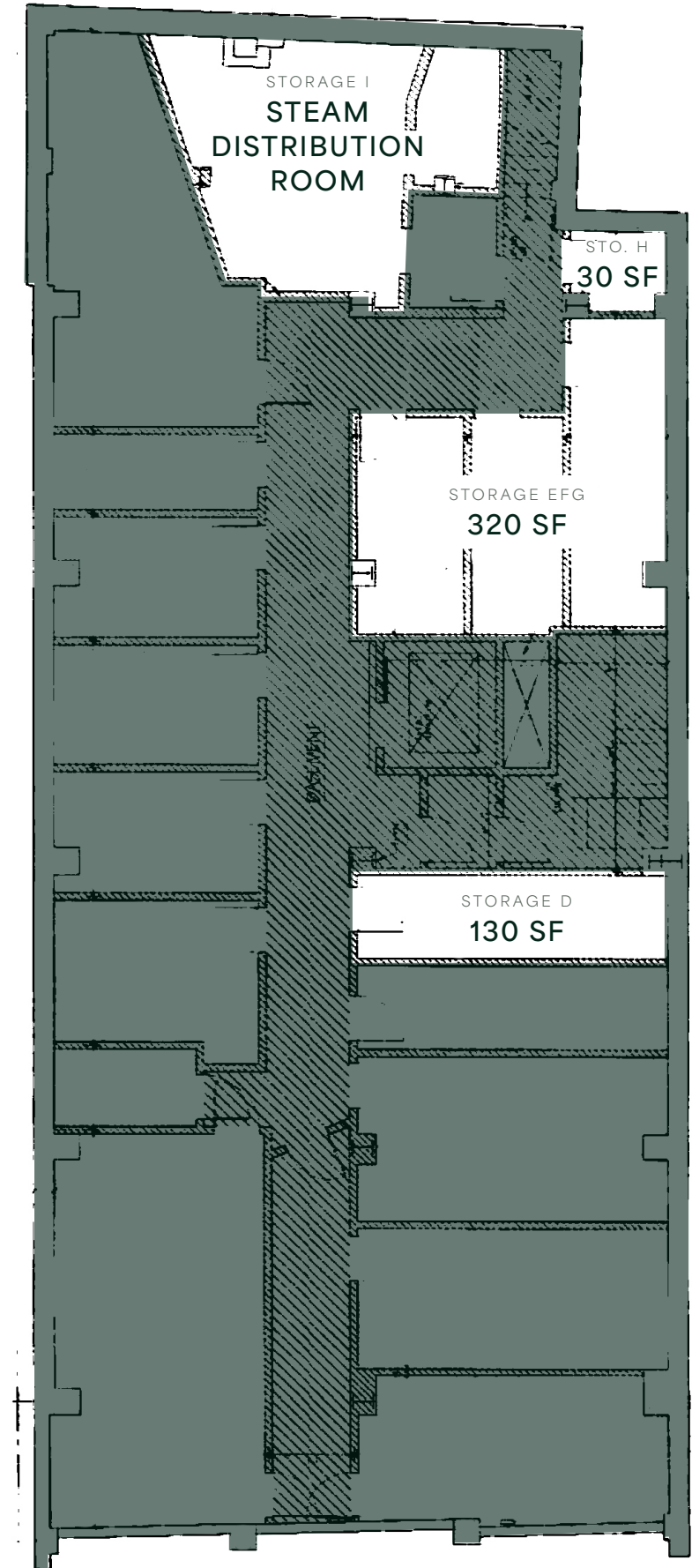
FIRST FLOOR (TOTAL USABLE AREA)

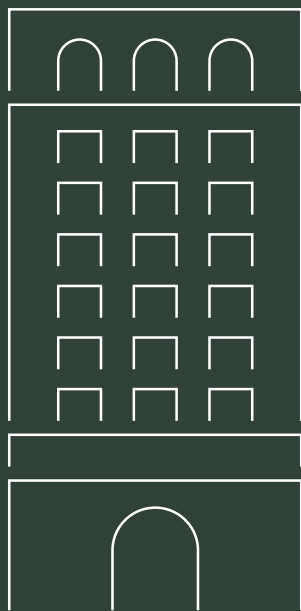
2,144 SF



LOWER LEVEL (ADDITIONAL STORAGE)

480 SF





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BOSTON, MA



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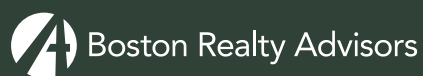
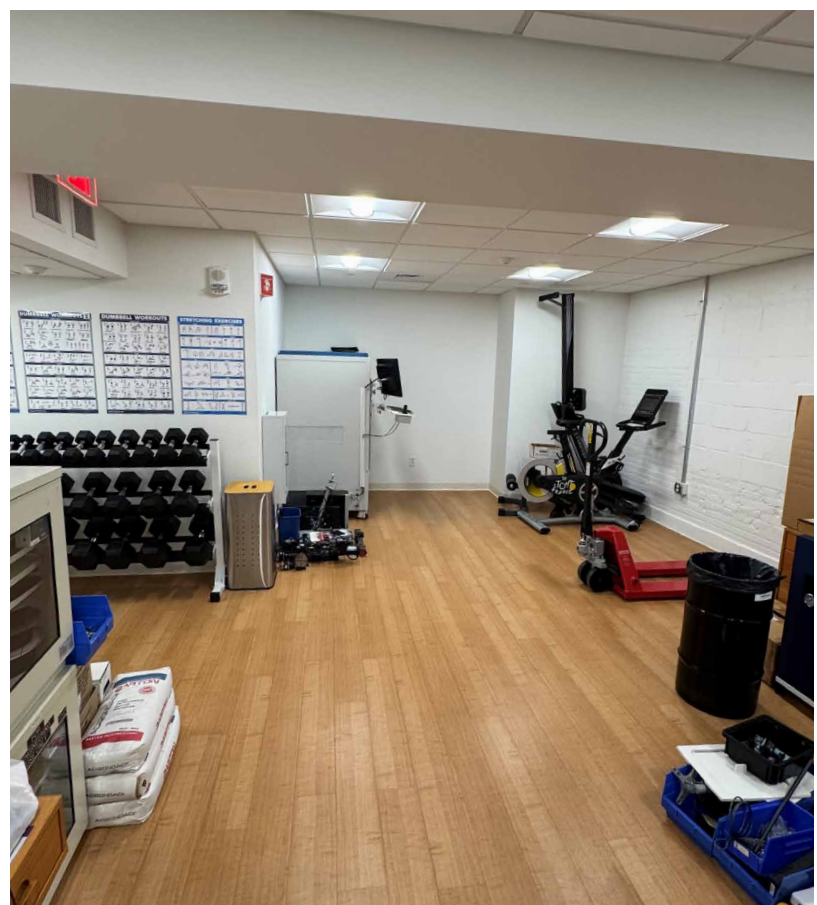
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