

27 Clinton Street

North Market Street • Faneuil Hall Marketplace

COLDWELL BANKER
COMMERCIAL



The Commercial Group



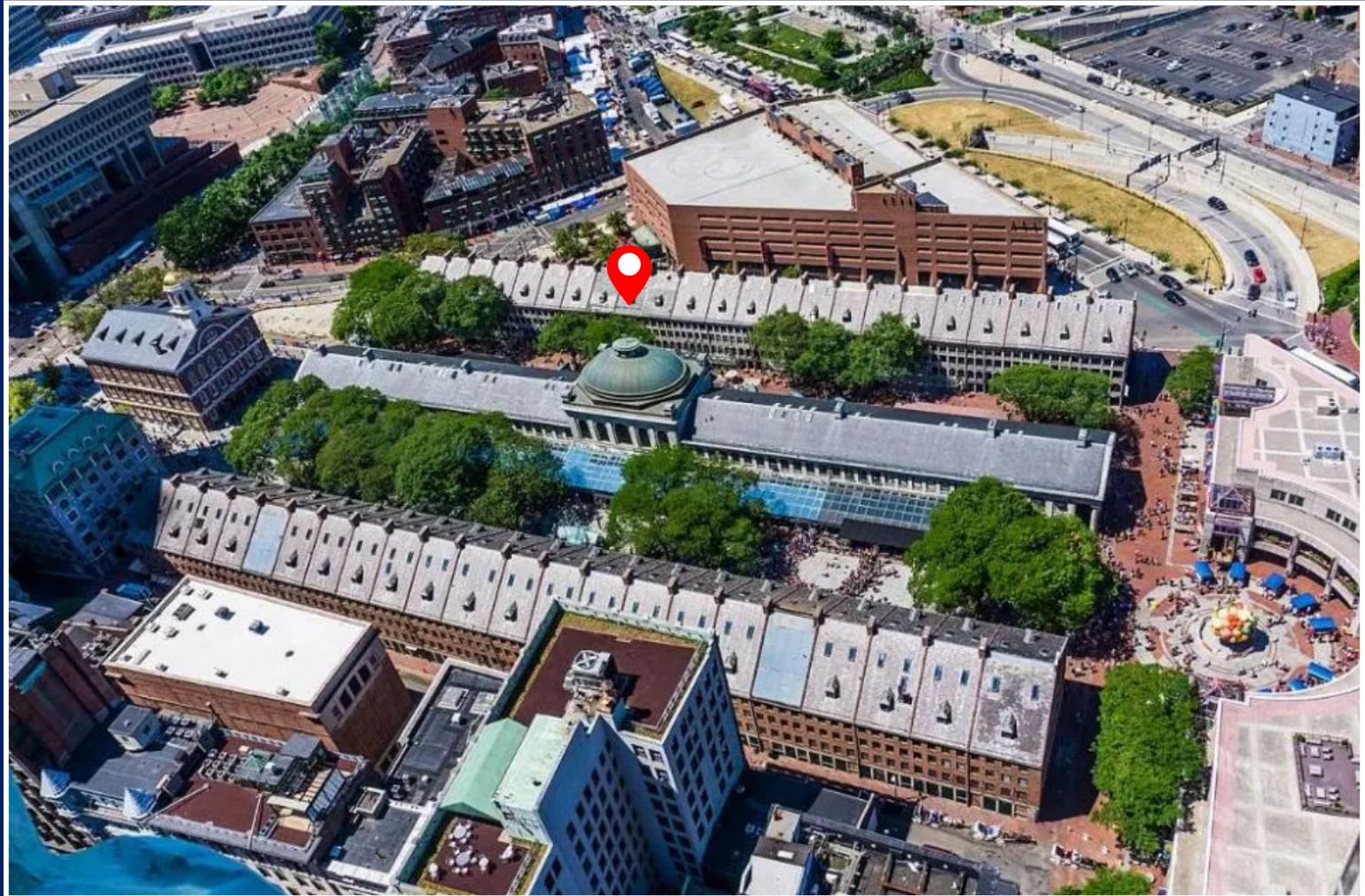


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Neighborhood



Neighboring Retail Tenants

- Newbury Comics
- Wagamama
- Ben & Jerry
- The Black Dog
- The Monkey Bar
- Destination Boston
- Samsonite
- The Salty Dog
- Sephora
- Margaritaville
- Regina Pizza
- Boston Chowda
- Coach
- Boston Chipyard
- The Black Dog

Executive Summary

Coldwell Banker Commercial Boston is pleased to present a unique opportunity to acquire, in fee simple, a historic property located at 28-27 Clinton Street, Boston, MA. This distinguished five-story granite building, originally constructed in 1820, is situated within the renowned Faneuil Hall Marketplace—one of Boston's most iconic and heavily visited destinations. The property occupies a 1,254 square foot parcel with its primary entrance on the pedestrian cobblestone walkway on North Market Street.

Property Overview

- Approximately 5,643 square feet above grade, plus a finished lower level of 1,250 square feet (not included in the total square footage).
- The first floor and lower level are currently occupied by J.J. Donovan's Tavern, a functioning tavern with a 7-Day Common Victualer All Alcohol License issued by the City of Boston. The business operates without a lease and has been a fixture at this location for decades.

Redevelopment Potential

- The upper four floors of the property are currently obsolete, presenting a significant opportunity for redevelopment or repositioning.
- Historically, these upper floors were leased to the neighboring Durgin Park restaurant—one of the oldest restaurants in the United States, dating back to 1874. This arrangement continued until 2019, when Durgin Park permanently closed. The abutting property currently maintains sole access to the upper levels.

Location Highlights

Faneuil Hall Marketplace encompasses Faneuil Hall, Quincy Market, North Market, and South Market buildings, all surrounded by charming cobblestone walkways. The Marketplace, dating back to 1742 and extensively renovated in 1977, is a vibrant hub of retail and dining, attracting both locals and tourists year-round. For almost three hundred years Faneuil Hall has been a prominent meeting place for residents and visitors and today Faneuil Hall Marketplace is regarded as one of the top tourist destinations in the country with over 80 retailers and over 200,000 square feet of retail space along with approximately 150,000 square feet of office space.

Investment Opportunity

This property offers a rare chance to own a piece of Boston's history in a prime location with high foot traffic and strong visibility. For further information or to discuss this opportunity, please contact Coldwell Banker Commercial Boston.

Pricing

The property is "unpriced". Please call for "pricing guidelines." Liquor license may be purchased separately at market price.

Investment Highlights

Generational Investment Opportunity

Rare opportunity to acquire a historic property located within the renowned Faneuil Hall Marketplace, the original “Festival Marketplace.” Faneuil Marketplace was redeveloped in 1976. The property is a premier destination frequented by millions of visitors annually. The property is strategically positioned adjacent to Boston’s Financial District, Boston waterfront and the North End of Boston. The property is only steps from Boston City Hall.

The entire Faneuil Marketplace is owned by the City of Boston, except for the subject property and one other property address. The City of Boston entered a ninety-nine-year lease with the original developer in the mid-seventies.

Boston, Massachusetts

Boston, Massachusetts is a world-renowned city by every sense of the term. Many colleges and universities make Boston a world leader in higher education, innovation and entrepreneurship.

Strong Market Dynamic

Education, innovation and access have been the major power source for the success and strength of Boston. Boston is home to countless technological, biotechnology, pharmaceutical, consulting & engineering firms.

Commuter Access

Situated in the heart of Boston the property provides an easy walk for the residential downtown community as well as walking access from most downtown hotels. The City of Boston has been dubbed “The Walking City”. The property is accessible by every mode of public “T” transportation servicing the Boston & metropolitan markets. The property is situated a short walk to either of the two major train & bus terminals, serving metropolitan Boston and the Northeast United States, North Station & South Station.

The Building

Address: 27 Clinton Street/North Market Street, Faneuil Hall Marketplace

Land Area: 1,254 square feet

Gross Building Area: 5,643 square feet above grade; lower level not included in square footage calculation

Year Built: 1820

Number of Floors: 6 including basement

Ownership: Fee Simple

FY2025 Total Assessed Value: \$2,279,100

Real Estate Taxes: \$59,165.00



Disclaimer

This Offering Memorandum has been prepared by Coldwell Banker Commercial, (hereinafter "CBC") for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections, oral or written, have been developed by CBC and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. CBC makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, CBC and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. CBC has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since CBC has no specific information relating to this issue nor is CBC qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

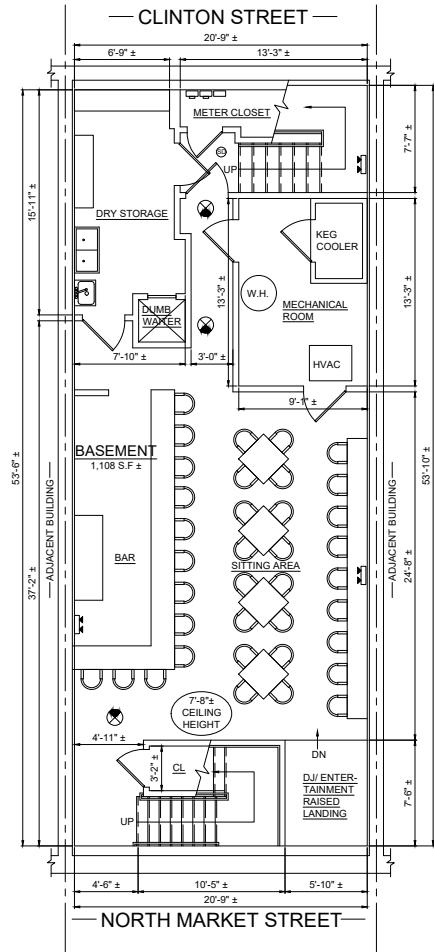
Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

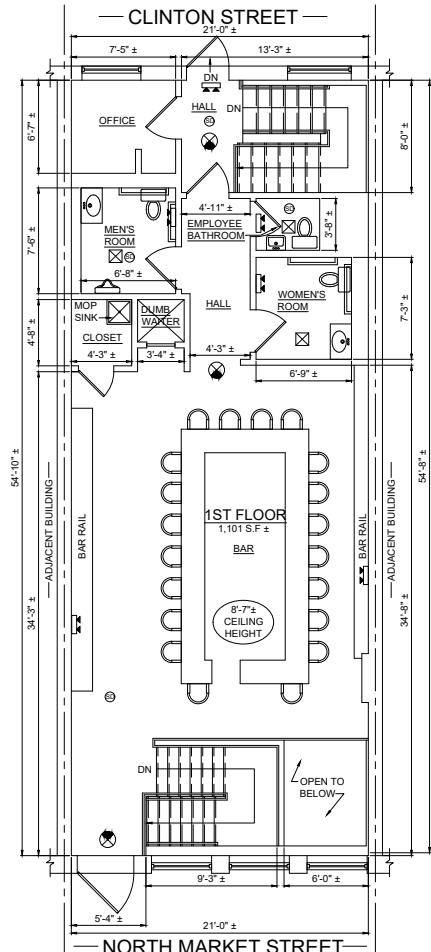
This Offering Memorandum and its content, except such information, which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Coldwell Banker Commercial.

If you have no further interest in the Property, please destroy/delete the Offering Memorandum forthwith.

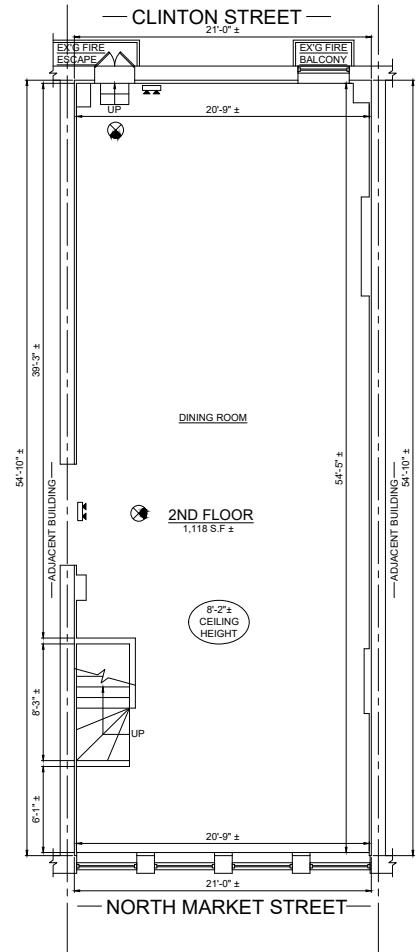
Floor Plans



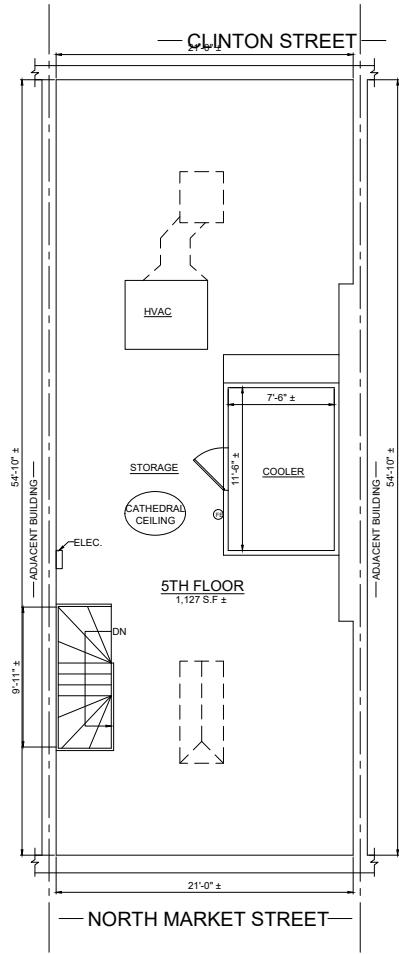
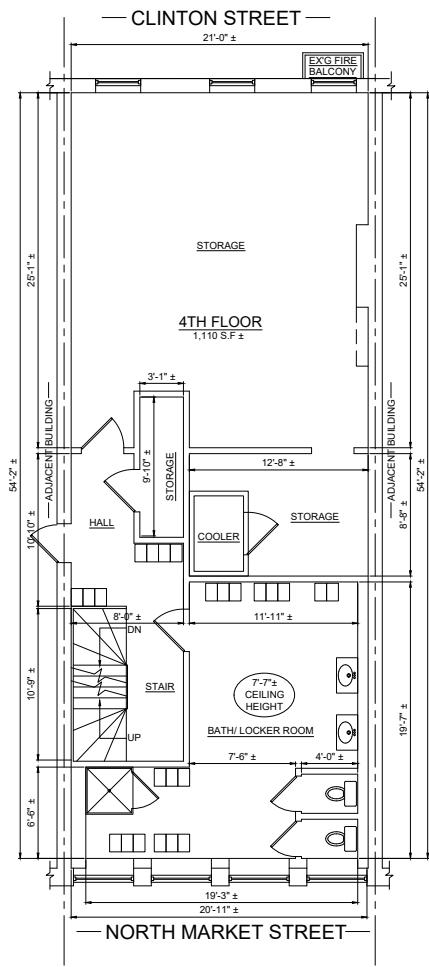
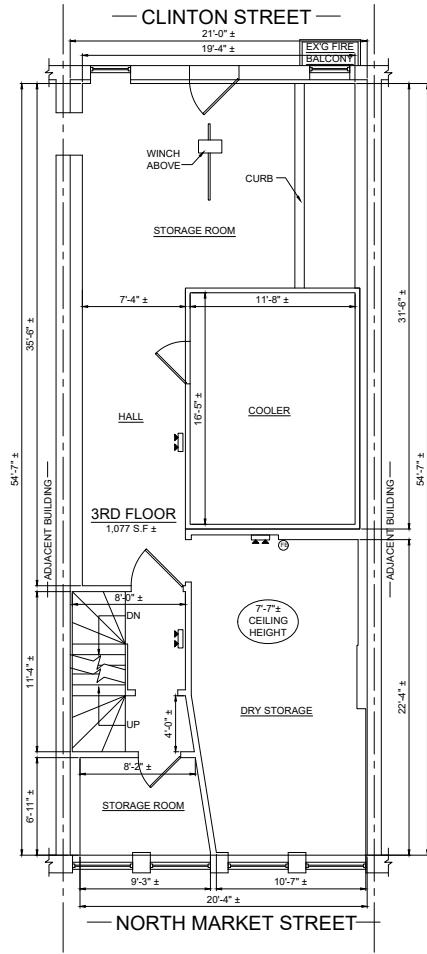
1 AS-BUILT BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 AS-BUILT FIRST FLOOR PLAN
1/4" = 1'-0"



3 AS-BUILT SECOND FLOOR PLAN
1/4" = 1'-0"





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