

RETAIL CONDO FOR SALE PROPERTY FOR SALE

1776 MASSACHUSETTS AVE SUITE 2B

1776 MASSACHUSETTS AVE SUITE
2B, CAMBRIDGE, MA 02140



Albert Bouchie

Managing Director

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Henry McIntyre

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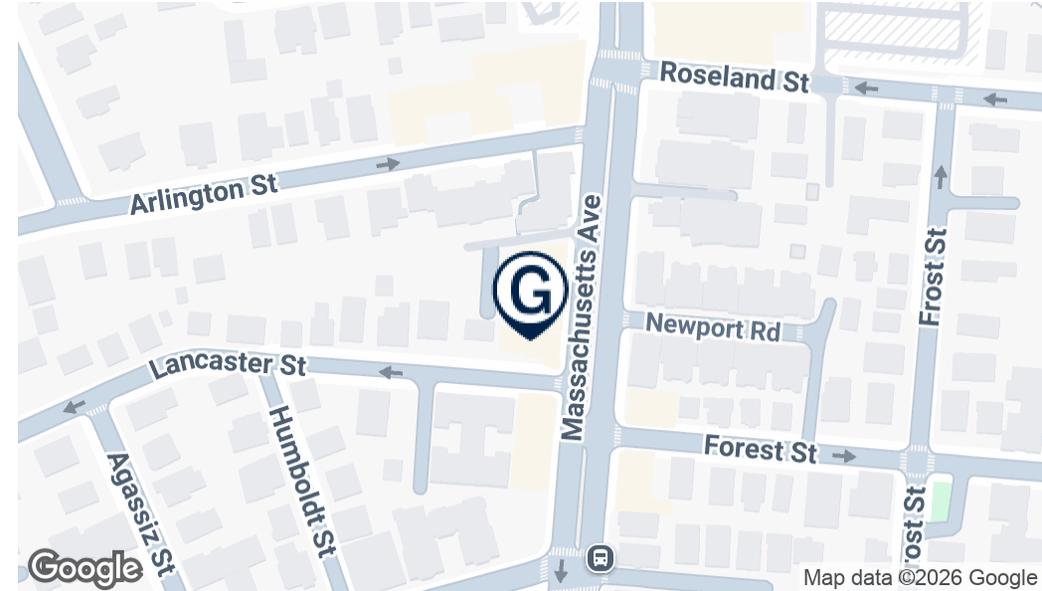
GIBSON
Commercial

1776 Massachusetts Ave Suite 2B

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GIBSON

Commercial



Property Description

Located in the heart of vibrant Cambridge, this 901 SF office or retail condo is a perfect owner occupied of investment opportunity. The property's location near Porter Square offers proximity to nearby attractions and ample foot traffic. With its range of commercial use options, the property presents an exciting opportunity for retail or office business owners or investors.

Property Highlights

- Monthly Condo Fee of \$353, includes water
- Exquisitely designed Studio for Acupuncture-Massage and Therapeutic uses
- Potential Retail or Office Use
- Owner Occupied or Investment Opportunity
- Hospital Grade Air Purification Systems with Noise canceling technology

Offering Summary

| | |
|------------------|-----------|
| Sale Price: | \$685,000 |
| Number of Units: | 1 |
| Lot Size: | 4,795 SF |
| Condo Size: | 901 SF |

| Demographics | 0.3 Miles | 0.5 Miles | 1 Mile |
|------------------|-----------|-----------|--------|
| Total Households | 2,746 | 7,921 | 26,958 |
| Total Population | 5,739 | 18,168 | 64,287 |

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Sale Price

\$ 685,000

Location Information

| | |
|--------------------|---------------------------------|
| Building Name | 1776 Massachusetts Ave Suite 2B |
| Street Address | 1776 Massachusetts Ave Suite 2B |
| City, State, Zip | Cambridge, MA 02140 |
| County | Middlesex |
| Market | Boston |
| Sub-market | Cambridge |
| Cross-Streets | Linnean-Lancaster-Arlington |
| Side of the Street | West |
| Road Type | 2-Track |
| Market Type | Large |
| Nearest Highway | 93 |
| Nearest Airport | Logan |

Building Information

| | |
|----------------|--------|
| Building Size | 901 SF |
| Building Class | B |
| Occupancy % | 100.0% |

Property Information

| | |
|------------------|---|
| Property Type | Retail Condo For Sale |
| Property Subtype | Street Retail/ office |
| Zoning | BA2 |
| Lot Size | 4,795 SF |
| APN # | CAMB M:00176 L:000850002B |
| Lot Depth | 0 ft |
| Amenities | Nearby Porter Sq north of Harvard Square On on the Red Line |

Parking & Transportation

| | |
|----------------|---------|
| Street Parking | Yes |
| Parking Type | Surface |

Utilities & Amenities

| | |
|-----------|-----|
| Restrooms | 1.5 |
|-----------|-----|

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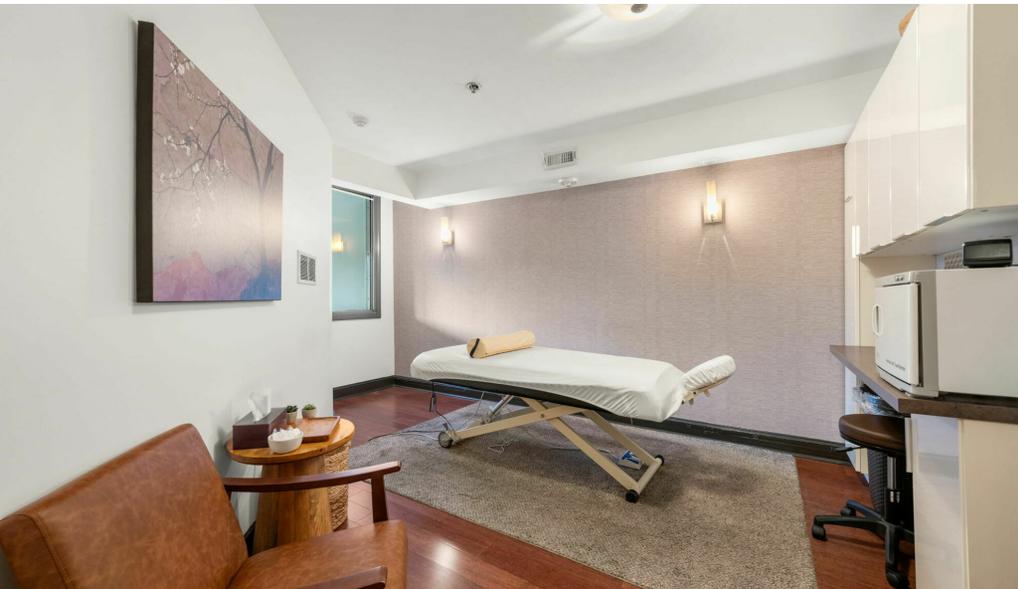
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Building Information

| | |
|---------------------|----------|
| Building Class | B |
| Occupancy % | 100.0% |
| Tenancy | Single |
| Number of Floors | 1 |
| Average Floor Size | 901 SF |
| Year Built | 1920 |
| Construction Status | Existing |
| Condition | Good |
| Number of Buildings | 1 |



Property Highlights

- 901 SqFt Unit
- Monthly Condo Fee of \$353, includes water
- Exquisitely designed Studio for Acupuncture-Massage and Therapeutic uses
- Potential Retail or Office Use
- Owner Occupied or Investment Oppurtunity
- Hospital Grade Air Purification Systems with Noise canceling technology
- 4 Treatment Rooms, waiting area, small office, kitchen area, storage
- 3 Blocks from Porter Square
- Nearby Red Line access to Harvard Square and Boston
- Zoned BA2

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| 1776 Mass Ave U:2B P&L | | |
|------------------------|-------------------|--------------------|
| In Place 2025 | Monthly | Yearly |
| Income | \$4,750 | \$57,000 |
| Expenses | | |
| RE Taxes | \$492.23 | \$5,906.70 |
| Condo Dues | \$353.00 | \$4,236.00 |
| Compressor Rental | \$210.00 | \$2,520.00 |
| Electric | \$100.00 | \$1,200.00 |
| Condo Insurance | \$41.66 | \$500.00 |
| Total Expenses | \$1,196.89 | \$14,362.70 |
| Renovations | \$117,188 | |
| | Unit SqFt | 901 |
| | \$/SF | \$63.26 |

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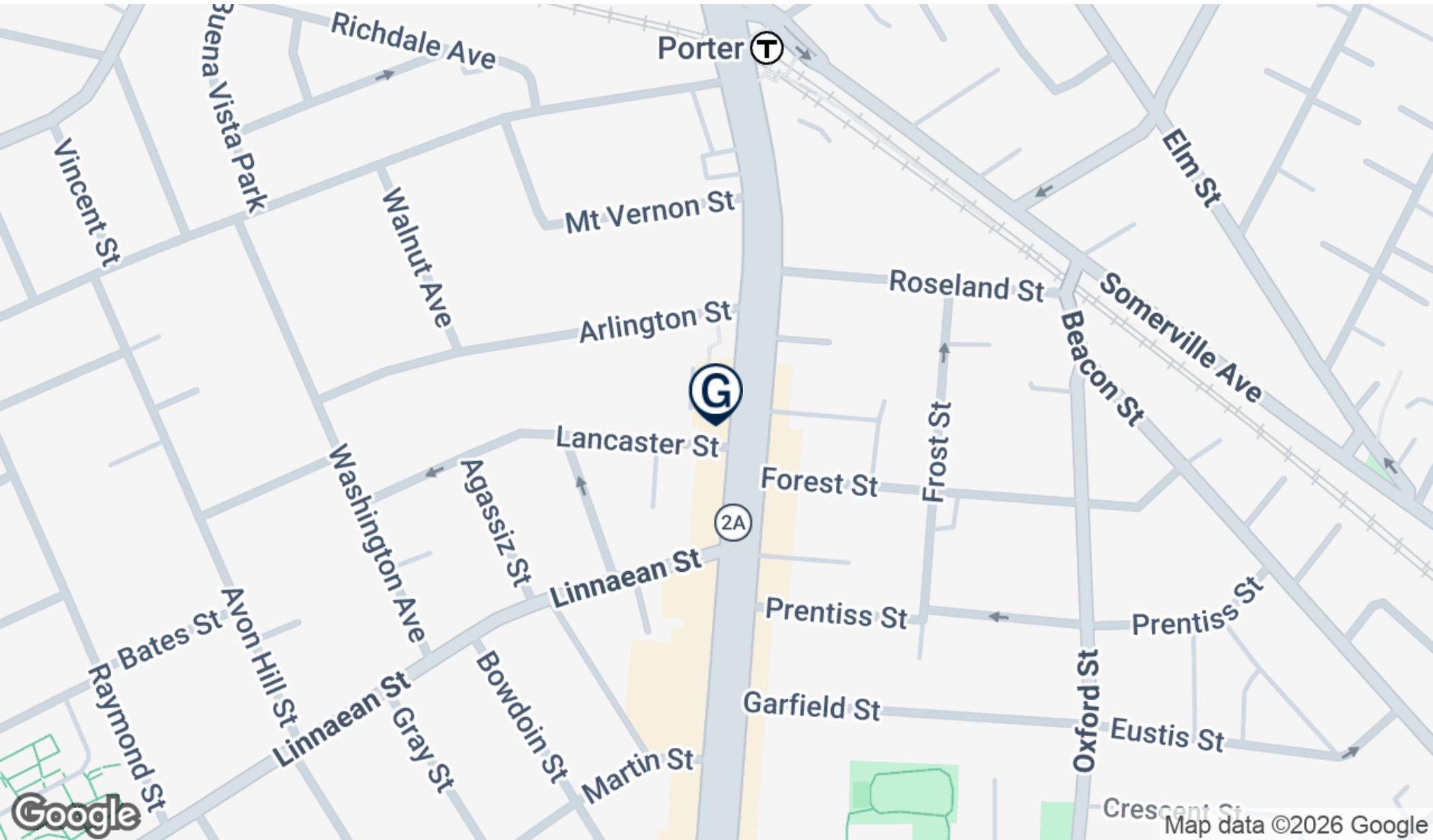
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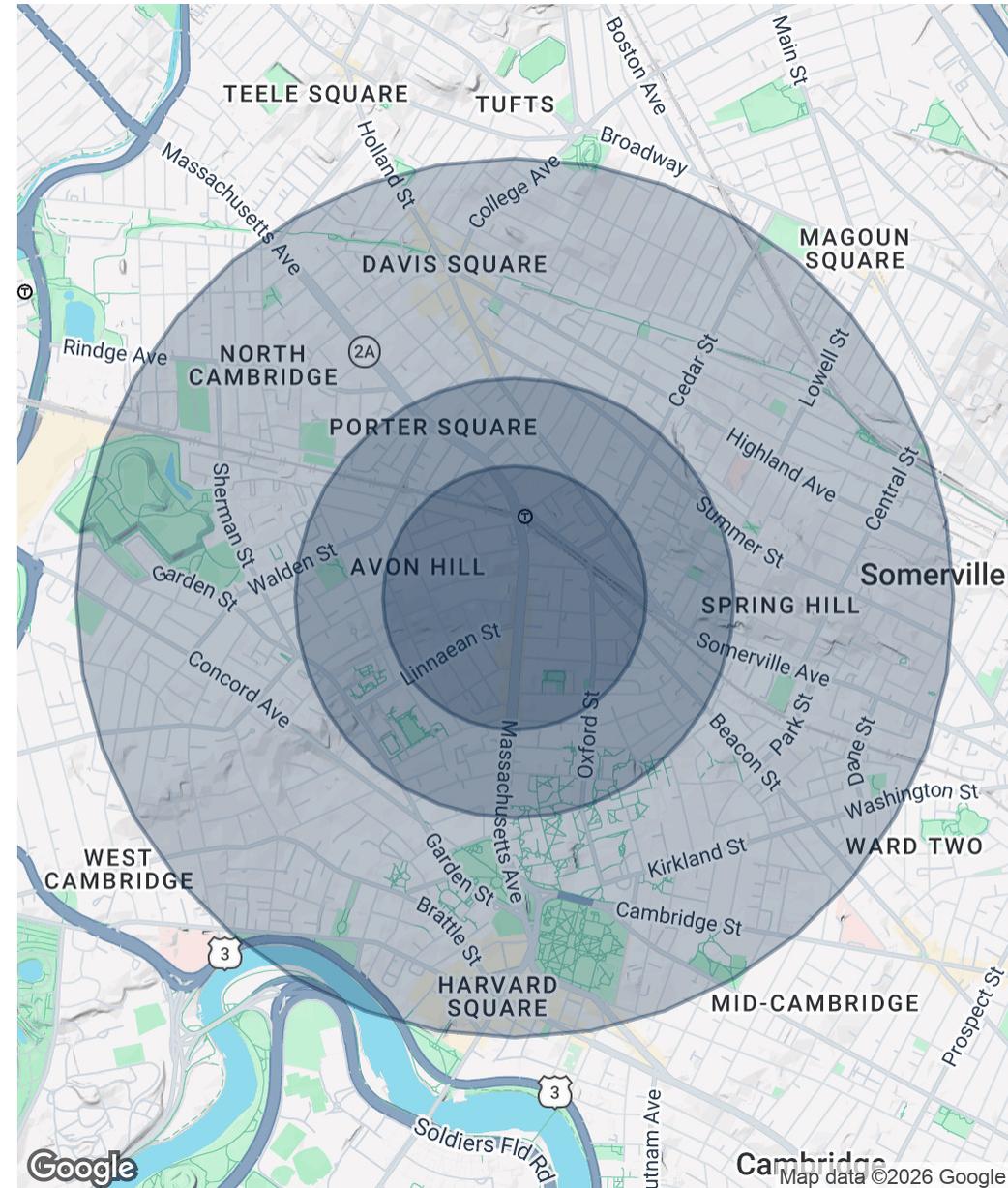
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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 5,739 | 18,168 | 64,287 |
| Average Age | 39 | 38 | 37 |
| Average Age (Male) | 39 | 37 | 37 |
| Average Age (Female) | 39 | 38 | 38 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-------------|-------------|-------------|
| Total Households | 2,746 | 7,921 | 26,958 |
| # of Persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH Income | \$199,371 | \$194,250 | \$182,112 |
| Average House Value | \$1,322,938 | \$1,294,973 | \$1,224,361 |

Demographics data derived from AlphaMap



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