

1110 MASS AVE *Cambridge, MA*

FOR SALE



***Mixed-Use Apartment & Retail Building
in Vibrant Harvard Square***

**AVISON
YOUNG**

Offering Summary

As exclusive agent, Avison Young is pleased to offer for sale 1110 Massachusetts Avenue, a mixed-use residential apartment building with street-level retail that is situated in a generational location only steps from Harvard Square and the campus of prestigious Harvard University.

Highlights

- 100% leased, five-story plus lower-level building, with four apartment units and one retail unit.
- Ideal location in-between Cambridge's Harvard and Central Squares where residents benefit from a plethora of dining, shopping and entertainment options just a short walk away.
- 0.3 miles from the Harvard MBTA Red line station, providing ease of commuting throughout Cambridge and Greater Boston.
- Modern residential units with central air, hardwood floors, open and updated kitchens, communal or in-unit washer and dryers, and balconies or decks on the upper floor units.
- Retail unit has prime frontage and signage on heavily traveled Massachusetts Avenue.
- Optionality to continue operations as a rental property and mark-to-market its current below market rents or take advantage of the soaring condo market and sell-off the units as individual condos.

1110 Mass Ave is being offered for sale at an asking price of \$4,000,000 (\$800,000/Unit).

For more information and to access the full offering memorandum with rent-roll, financials, and floor plans, please visit www.1110massave.com.

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APARTMENT UNITS

1

RETAIL UNIT

100%

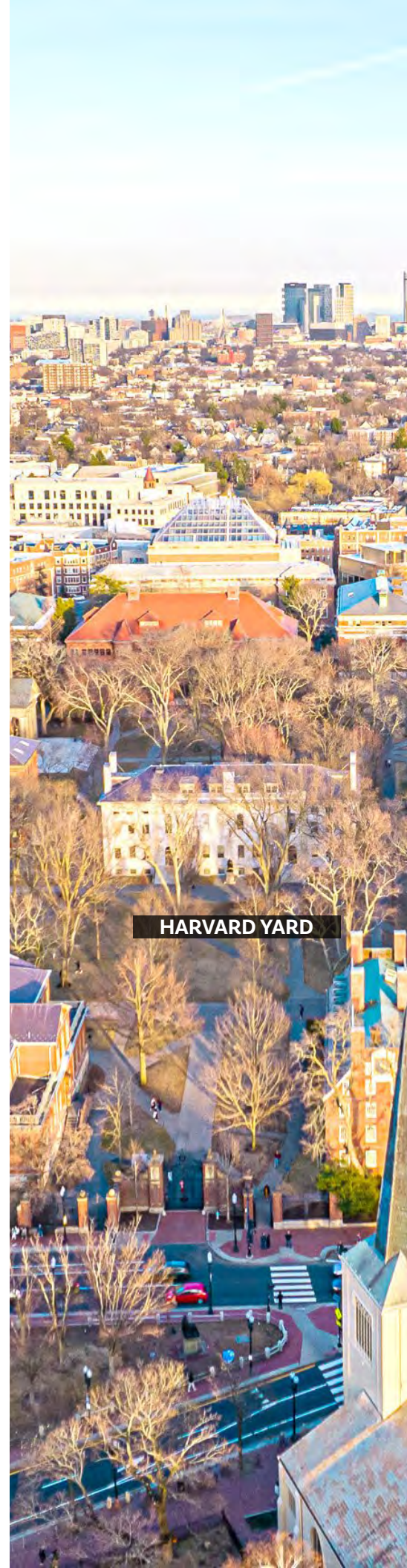
LEASED

+/- 4,986

RENTABLE SF

5 Stories

PLUS LOWER-LEVEL



HARVARD YARD

DOWNTOWN BOSTON



CENTRAL STATION



1110 MASS AVE
Cambridge, MA



HARVARD
UNIVERSITY

MASSACHUSETTS AVENUE

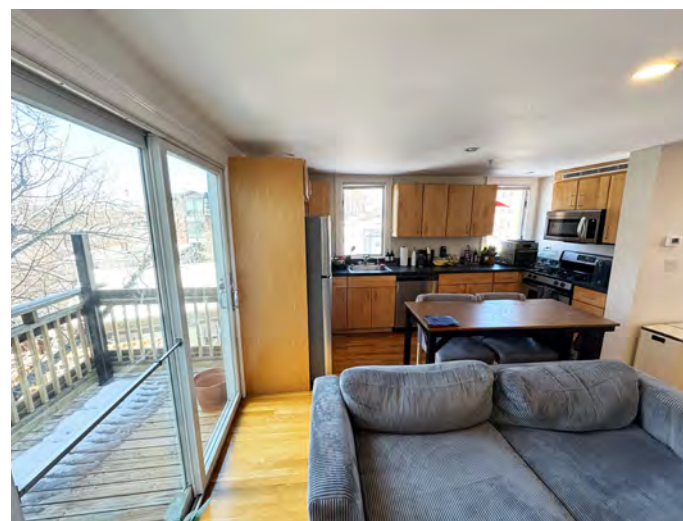
HARVARD SQUARE



HARVARD STATION

HARVARD STATION





For more information, please contact the Avison Young Capital Markets Team

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