

2285 MASSACHUSETTS AVE UNIT 103 & 104 CAMBRIDGE, MA 02140

OFFICE/RETAIL CONDO FOR SALE/LEASE



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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

ABG Commercial presents the rare opportunity to own/lease an Office/Retail condo on well-traveled Mass Ave Cambridge. The building is centrally located with access to area amenities in Porter Square, Davis Square and North Cambridge. Renovated in 2018 & 2022 units 103 & 104 provide a modern office space with open space, private offices, conference room, in unit break room and a private bathroom. In addition to onsite dedicated parking these units are walking distance to the MBTA redline and bus lines. Providing excellent retail visibility and signage opportunity this condo is ideal for Lawyers, Insurance Companies, Professional Business or Medical users.

PROPERTY HIGHLIGHTS

- 2417 SF OFFICE / RETAIL CONDO
- BA-2 ZONING
- 5 DEEDED PARKING SPACES
- WALKING DISTANCE TO PUBLIC TRANSPORTATION
- BREAK ROOM WITH FULL KITCHEN
- RENOVATED 2018
- FURNIURE IS NEGOTIABLE

OFFERING SUMMARY

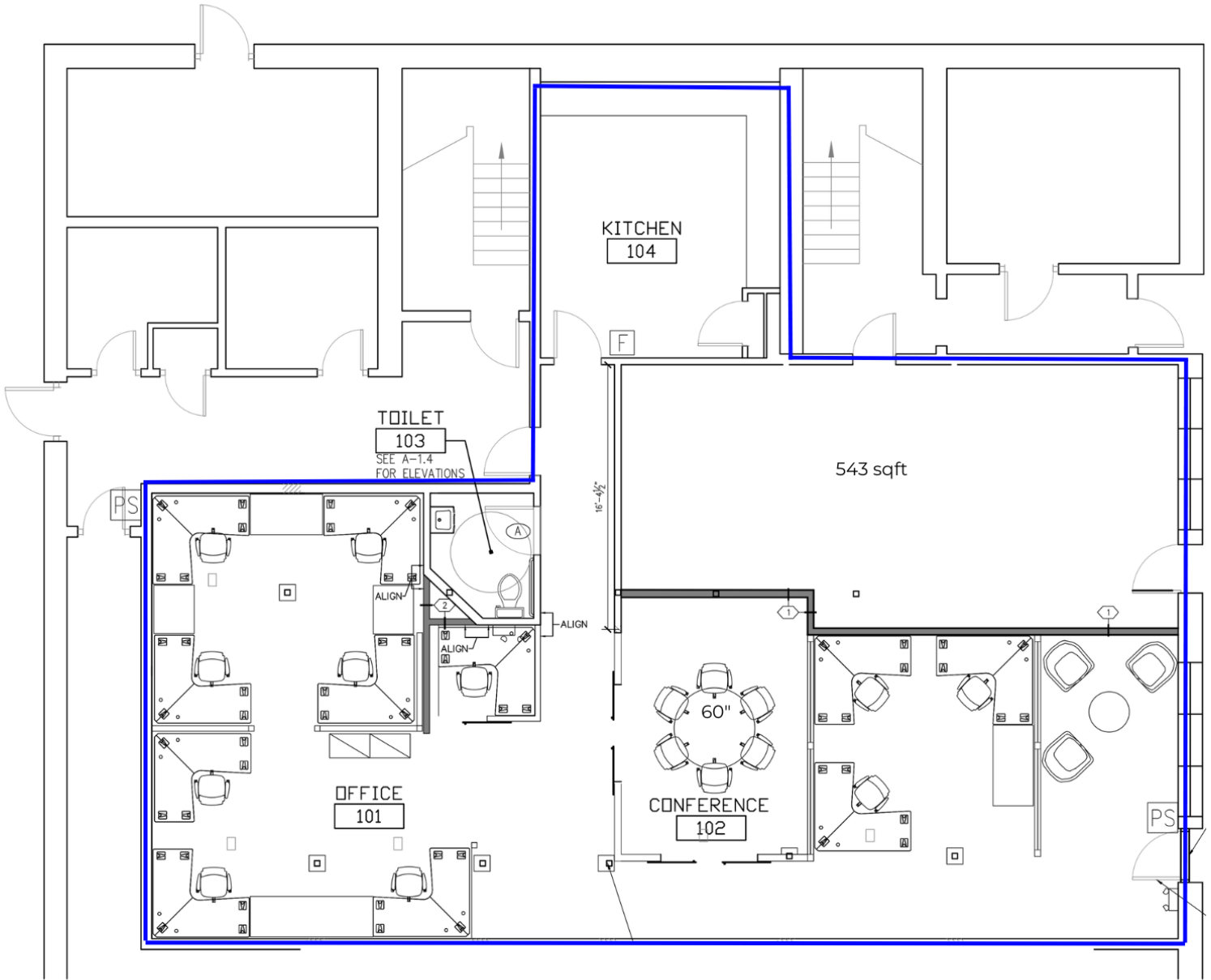
Sale Price:	Call for Pricing
Units:	2
Total SF:	2,417 SF
Taxes (2022):	\$16,496
Condo Fee:	\$645.94
Building Size:	15,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,784	7,318	27,127
Total Population	3,719	15,751	61,917
Average HH Income	\$145,621	\$147,364	\$140,803

ADDITIONAL PHOTOS



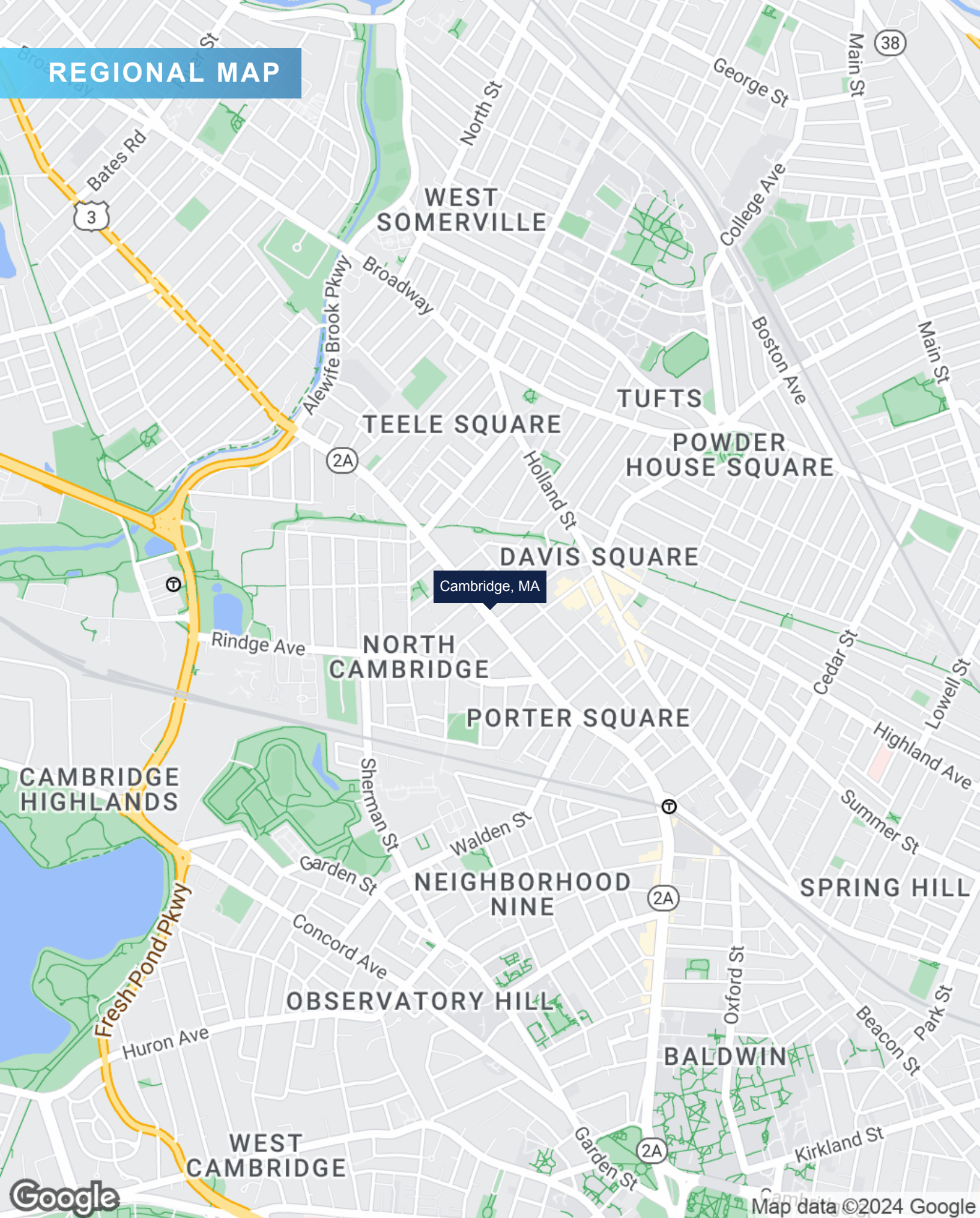
FLOOR PLANS



LOCATION INFORMATION



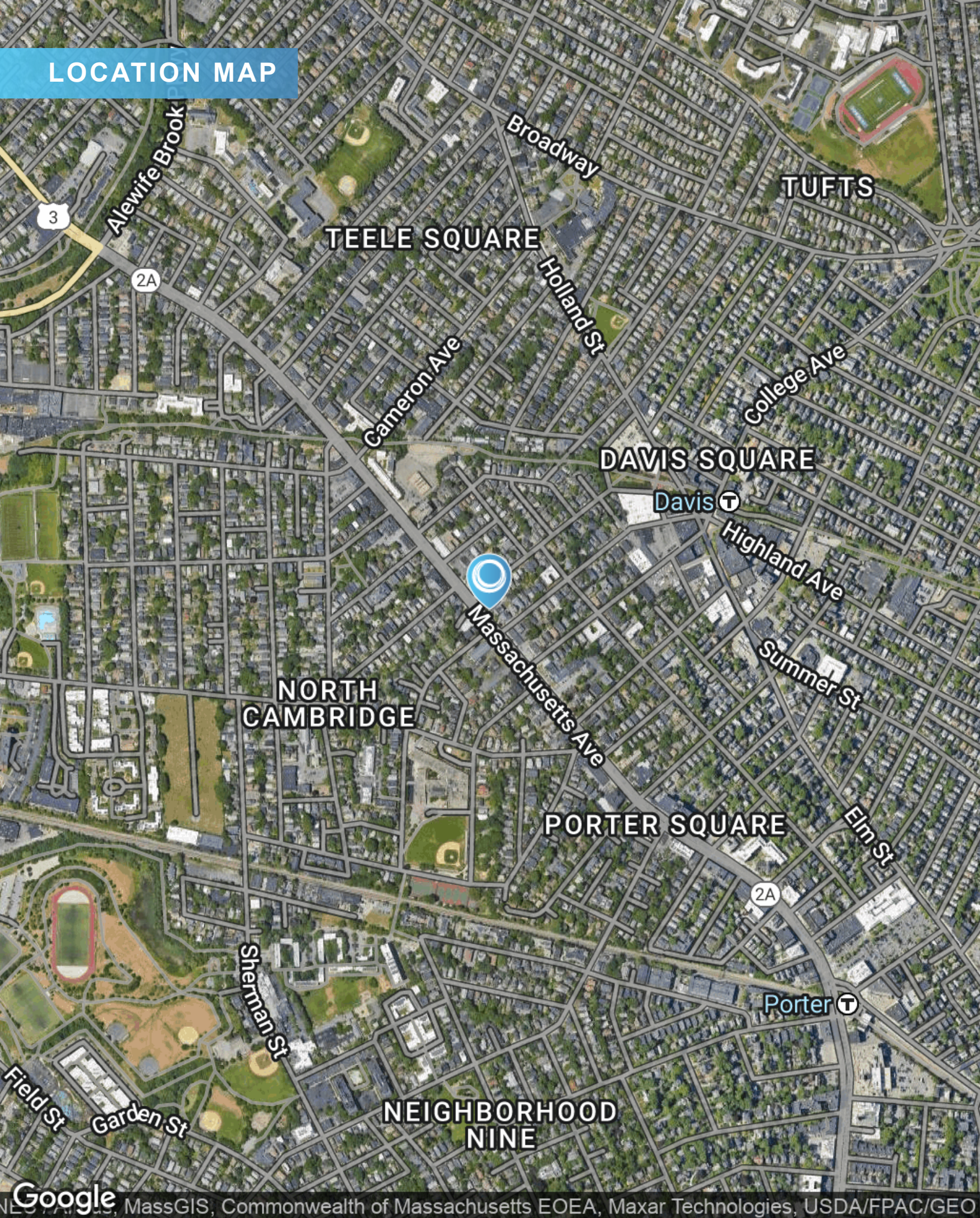
REGIONAL MAP



Cambridge, MA



LOCATION MAP



SALE COMPARABLES



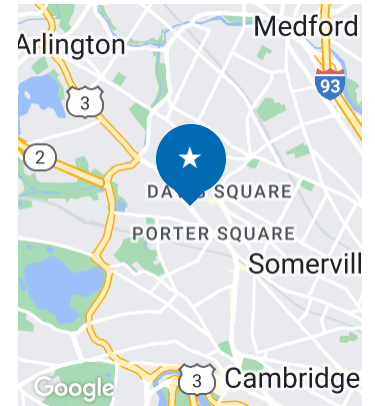
SALE COMPS



2285 MASSACHUSETTS AVE STE 103 & 104

Cambridge, MA 02140

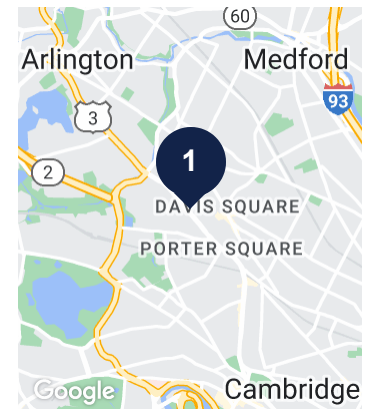
Bldg Size: 15,000 SF Lot Size: 14,822 SF
 No. Units: 12 Year Built: 1920



2343 MASS AVE CAMBRIDGE

2343 Massachusetts Ave, Cambridge, MA 02140

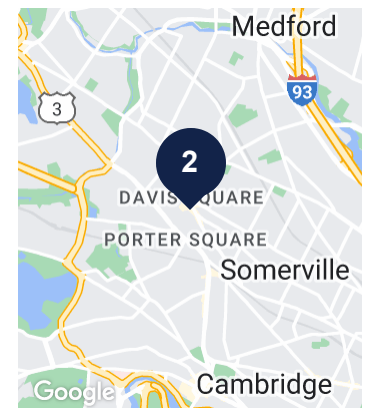
Price: \$2,200,000 Bldg Size: 3,651 SF
 Lot Size: 6,534 SF



53 CHESTER

53 Chester Street, Somerville, MA 02144

Price: \$1,350,000 Bldg Size: 2,589 SF
 Lot Size: 33,106 SF



34 WENDALL

34 Wendell, Cambridge, MA 02138

Price: \$2,300,000 Bldg Size: 3,960 SF
 Lot Size: 6,534 SF



SALE COMPS



18 PLEASANT STREET

18 Pleasant St, Cambridge, MA 02139

Price: \$2,069,000 Bldg Size: 3,993 SF

Lot Size: 4,356 SF



ADVISOR BIO 1



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