

96 Hampshire Street Cambridge, MA 02139

Commercial Condominium Unit

Near Kendall Square and MIT
Cambridge \$499,000



Size: 1,550 S.F. With An Additional 500 S.F. Storage Space In Basement.

Parking: One parking space included; two additional parking spaces MAY be for sale.

General:

- Flooring: plywood
- Walls: Plaster with flat 1x5 trim and 1x8 baseboard
- Windows: as presently configured
- Lighting: 8 recessed fixtures near doors; circuits in ceiling for additional lighting
- Bathrooms: none; waste line readily accessible
- Other plumbing: none
- Painting: Walls and ceiling, primer, two coats
- Entry doors: as presently configured, flush metal door to hall/basement
- HVAC: new oil furnace with AC coil; 5 ton compressor on B-Side roof
- 200 Amp single phase electric
- Separate water and electric meters
- One parking space included; two additional parking spaces MAY be for sale.
- Unit includes 500 square feet of storage in the basement; basement is known to be wet; no standing water has been observed. Basement storage should be raised off the floor at least 4 inches.

UNIT PRICE INCLUDES A \$10,000 BUILD-OUT ALLOWANCE.

Offering is subject to price change, specification change or withdrawal without prior notice.