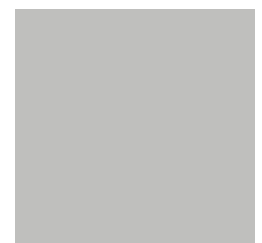


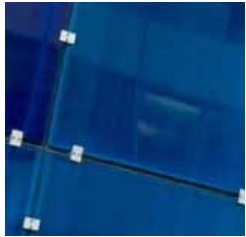
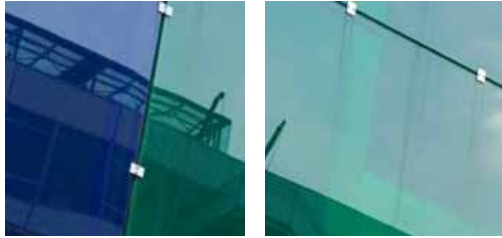
**535-545 Cambridge Street
Cambridge, MA**

**Exclusively
Offered By
NAI Hunneman**



**For Sale
\$1,100,000**

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Confidential Offering Memorandum



**535-545 Cambridge Street
Cambridge, MA**

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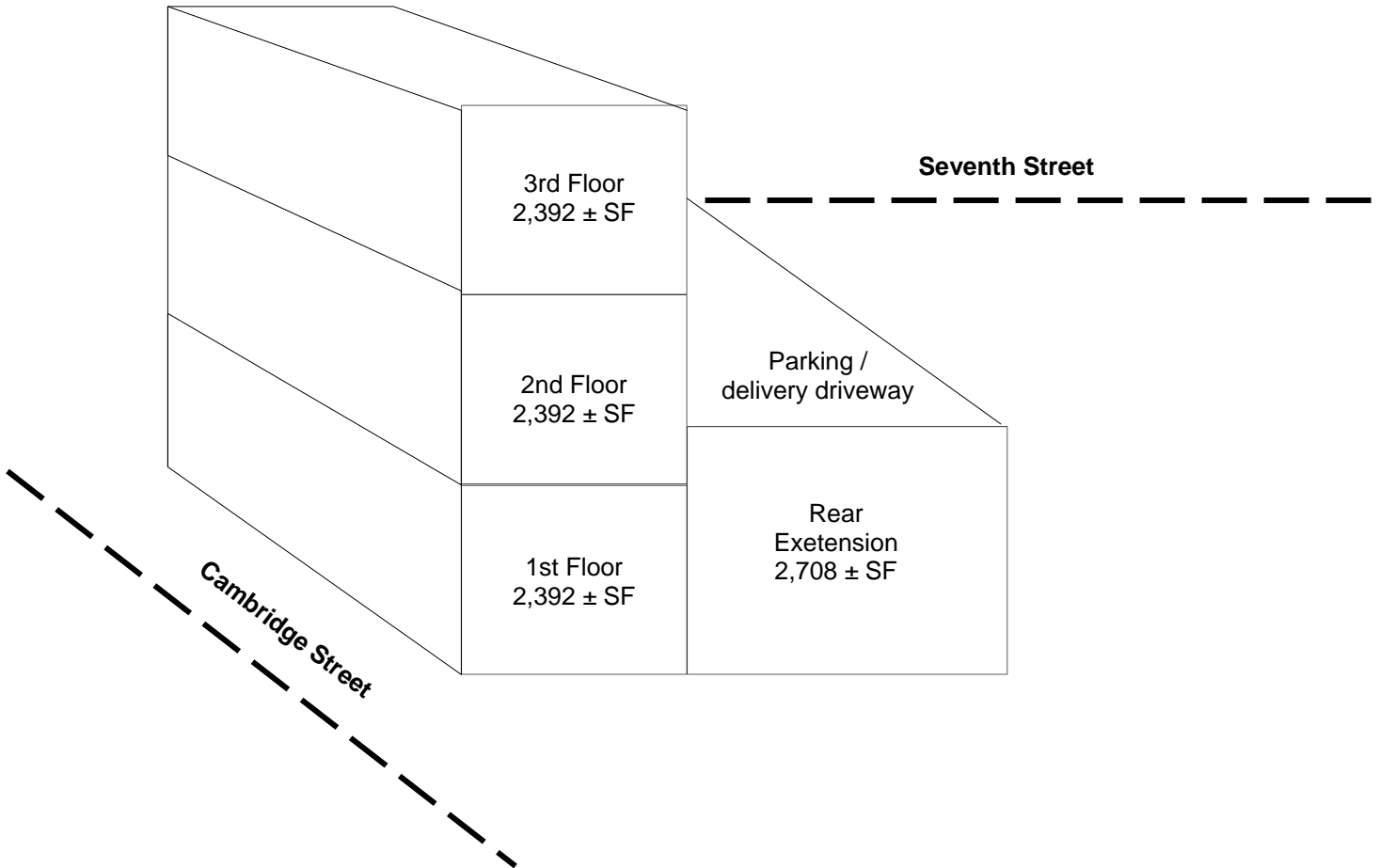
General Information

545 Cambridge St. | Cambridge, MA

Address:	535-545 Cambridge Street, Cambridge, MA
Asking Price:	\$1,100,000
Property Type:	The building is zoned commercial with ground level retail and office use on the 2nd and 3rd floors. There is also a single-story addition in the rear that was used as warehouse space by the previous tenant. The building was recently permitted for 4 residential units above the retail. The special permit has expired, but the drawings (enclosed in the package) are available as a guideline for residential development potential. The property is currently in need of renovation and would make a great redevelopment for a commercial user or a developer.
Stories:	Three stories + a single-story extension in the rear
Construction:	Wood frame with brick and stucco exterior
Building Size:	Gross building area approximately 9,884 ± SF + 2,392 SF in the basement The 1st floor retail and upper floors are approximately 2,392 ± SF per floor The single-story extension in the rear is approximately 2,708 ± SF. <i>(source Cambridge Assessor online)</i>
Year Built:	Originally built circa 1882
Parking:	There is parking for 1 or 2 cars behind the building.
Lot Size:	6,234 ± SF <i>(source Cambridge Assessor online)</i>
Financial Information:	The building was last occupied in 2006 with a retail tenant paying \$5,500 per month (\$16.50/SF) and office tenants above paying \$1,700 (\$5.10/SF) and \$1,500 per month (\$4.50/SF). The total estimated income per year was \$104,400.
Operating Expenses:	The 2009 taxes are \$15,993 Insurance is \$2,967 (2009) Common electric \$197 (2006) Water / Sewer \$288 (2006)

Building Layouts

545 Cambridge St. | Cambridge, MA



Building Photographs

545 Cambridge St. | Cambridge, MA



Building Photographs

545 Cambridge St. | Cambridge, MA



Interior Photographs

545 Cambridge St. | Cambridge, MA



Interior pictures of the ground floor

Interior Photographs

545 Cambridge St. | Cambridge, MA



Interior pictures of the upper floors

Interior Photographs

545 Cambridge St. | Cambridge, MA



View of the 1st floor extension

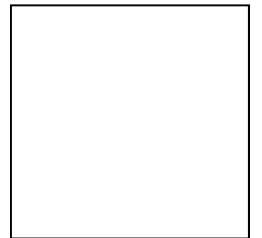
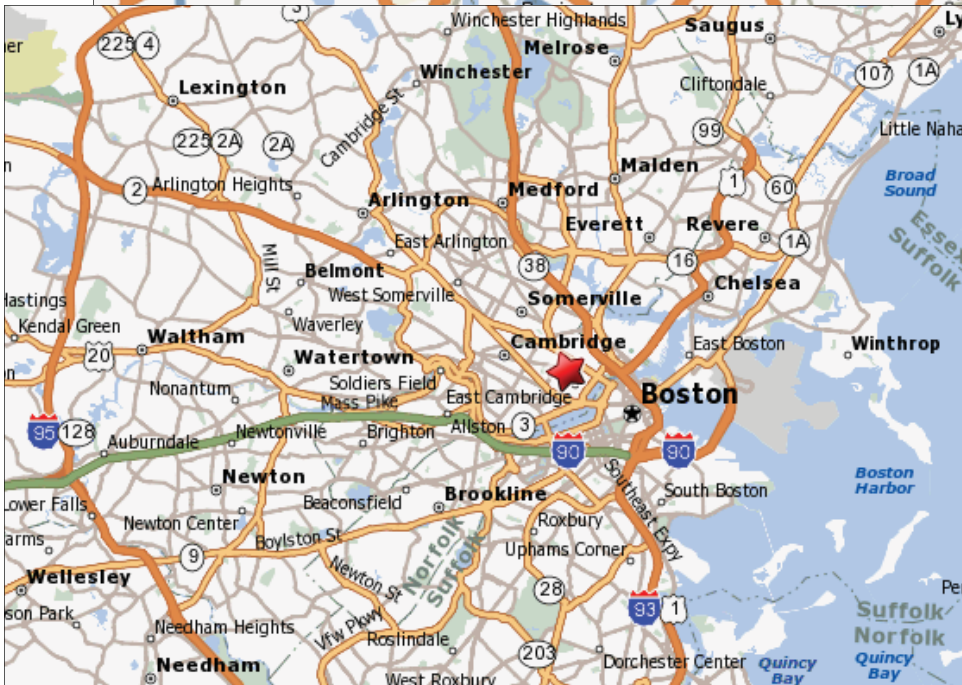
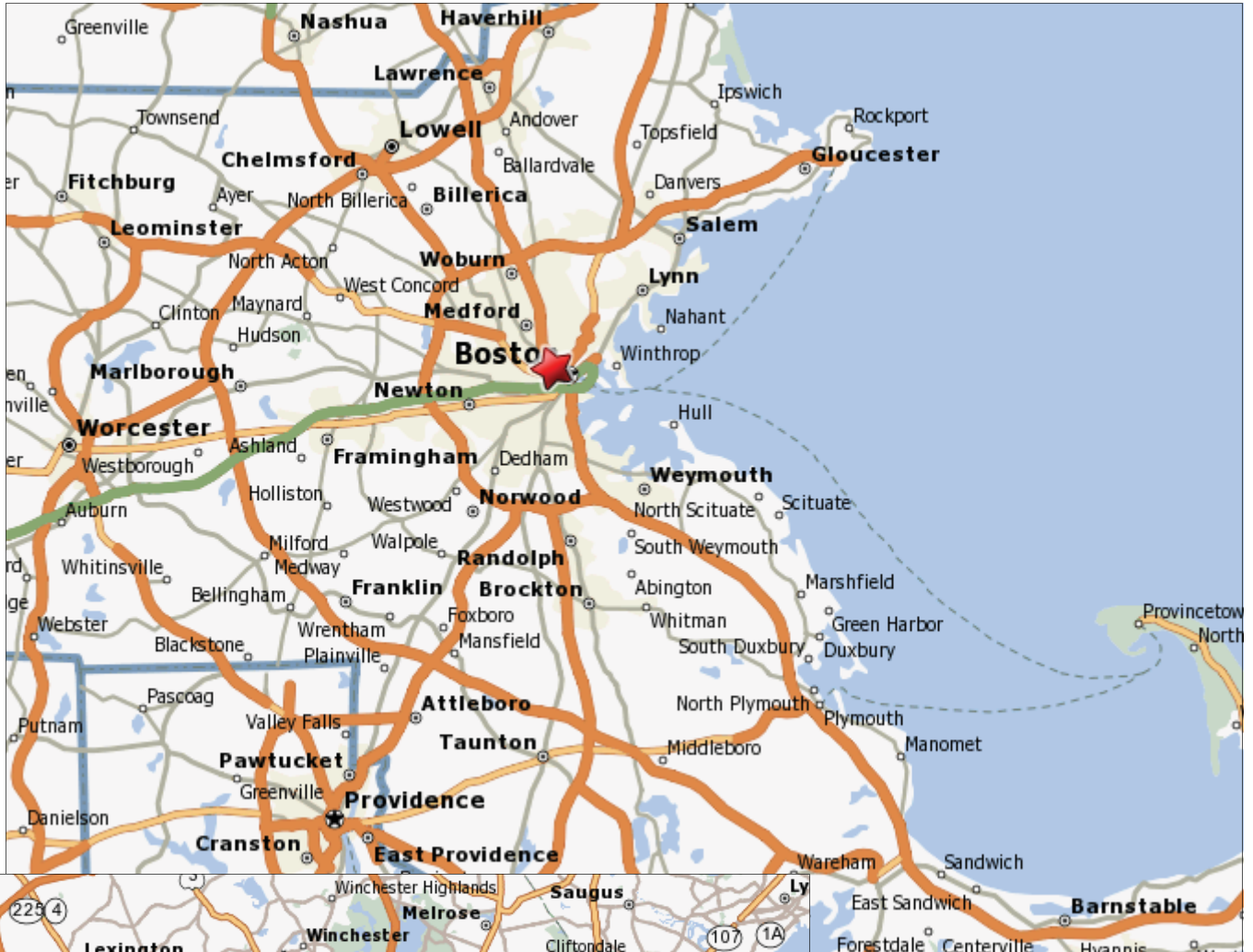
Aerial View

545 Cambridge St. | Cambridge, MA



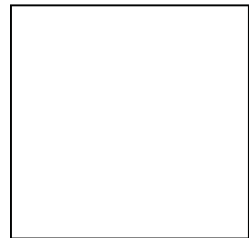
Location Maps

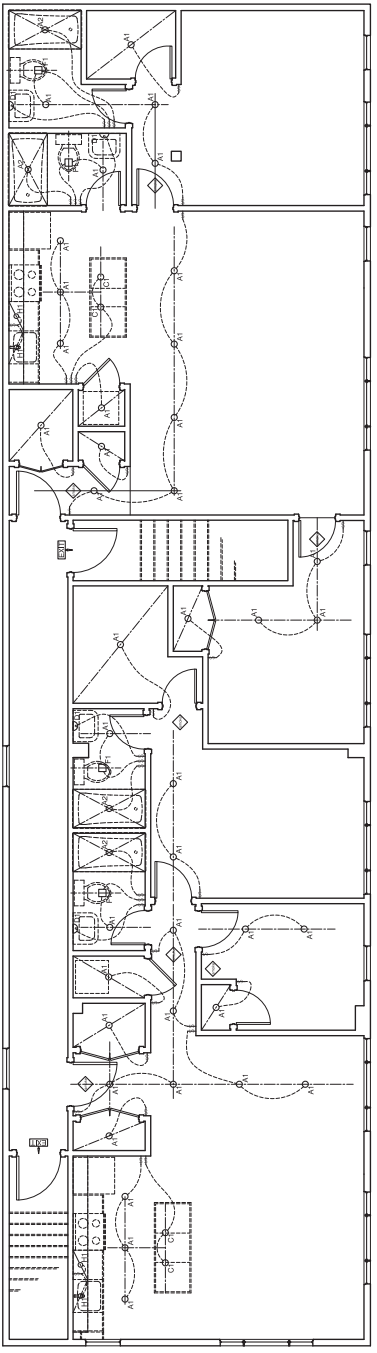
545 Cambridge St. | Cambridge, MA



Location Maps

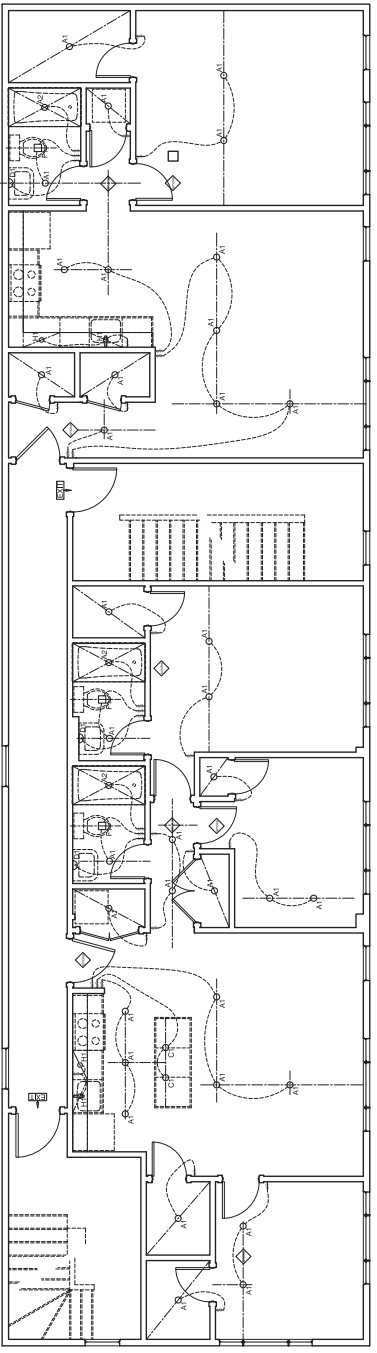
545 Cambridge St. | Cambridge, MA





2 Third Floor Plan
SCALE: 1/4" = 1'-0"

Symbol	Type	Manufacturer	Model No.	Color	Notes
A1	Recessed VLM	Ultralux	1177A	White	
A2	Recessed VLM	Ultralux	1177A	White	
C1	Living Pendant	Foran	ES17808	Chrome	
D1	Wall Sconce	Kaleo	362031	Chrome	
H1	Under cabinet	Foran	ES1110	White	
H2	Under cabinet	Hera	ES1	White	
As required	Loggia	Lutron	Traditional	White	As required



1 Second Floor Plan
SCALE: 1/4" = 1'-0"

Floor No.	Description	Date

Date: 02 May 2007
Scale: _____
Drawn By: _____
Project Number: 0613

Second & Third Floor
Reflected Ceiling Plans

A2.1

