

FOR SALE OR LEASE

2,500 SF • RETAIL/RESTAURANT CONDOMINIUM



THE PEARL *Chelsea*

140 PEARL STREET • CHELSEA, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

140 PEARL THE PLACE TO BE Chelsea

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present a rare opportunity to lease or acquire the commercial condo at **140 PEARL**, which is part of a brand new 18 unit mixed-use development in the evolving downtown area of Chelsea. This premier asset provides business owners and restaurateurs with a blank canvas to build out their dream concept.

The new constructed condo consists of 2,500 SF on the Street Level and comes with black iron duct work run to the roof, as well as two HVAC units already stubbed into the space. The storefront features floor to ceiling glass allowing ample natural light during the day. This asset is uniquely positioned for longterm upside from the continued development in the immediate vicinity and the neighboring Everett and East Boston.



KEY INVESTMENT DRIVERS



ENCORE CASINO
MYSTIC MALL
MGH BUILDING
FBI HEADQUARTERS
10 minute drive or less



CLOSE PROXIMITY TO
HIGHWAY & PUBLIC
TRANSPORTATION
INFRASTRUCTURE



ROUTE 1 / ROUTE
1A / ROUTE 16
10 minute drive

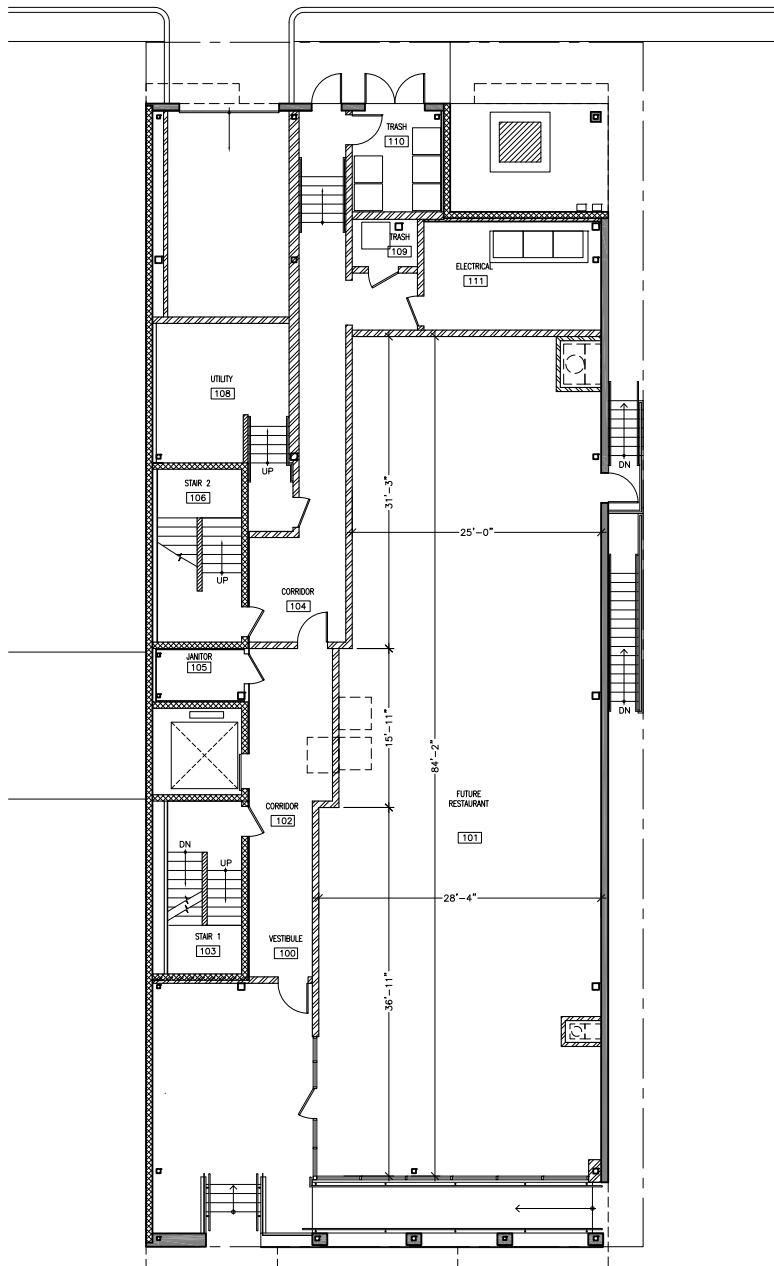


LOGAN
AIRPORT
10 minute drive



COMMUTER RAIL
- BELLINGHAM
STATION /
SILVER LINE
10 minute walk

FLOOR PLAN



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