



DESCRIPTION

Commercial condominium located at prestigious Lewis Wharf. This space is reminiscent of the Wharf's historic original beginnings with bricks and beams, exposed stone and loft-like feel. This high profile condominium is 8,252 sq.ft. of prime first floor Waterfront space and 6,570 sq.ft. of partially finished basement space. This property features both northern and southern exposures with dramatic water views and is located on the Harbor Walk. The property is extensively wired for telephone, cable and internet. The building offers 24-Hour Concierge, ample rental and guest parking and marina slips are available.

Lewis Wharf was built in the 1830's as a major shipping warehouse and converted to condominiums in 1973. There are 90 residential units on four floors and 41 commercial units on the first two floors. Building amenities include twenty-four hour Concierge, two elevators, a luxurious swimming pool, beautiful gardens and the only rooftop common laundry room in the City with panoramic views of Boston.

Lewis Wharf is situated on Boston's Harbor between Commercial Wharf and Union Wharf, just a few blocks from Faneuil Hall, the historic North End, Christopher Columbus Park, downtown Boston and all major transportation points.

136-130 LEWIS WHARF

"ONE-OF-A-KIND" COMMERCIAL OFFICE/RETAIL CONDO

Offered Exclusively by Carmela Laurella and Travis Sachs

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<http://www.LewisWharfCommercial.com>

PRICE \$2,600,000

DETAILS

ROOMS 7 Office/Retail Condominiums

SIZE +/- 8,252 First Floor Square Feet
 +/- 6,570 Lower Level Square Feet
 +/- **14,822 Total Square Feet**

TAXES 2012 \$75,030.96

CONDO FEE: \$6,343.40

*Condo Fee Includes: Heat, Hot Water, A/C, Water/Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Security, Garden Area, Elevator, Walking/Jogging Trails

PARKING

Available for \$325/month with 24/7 access.

Note - This property is also for lease.

FEATURES

- 14,822 +/- Total Square Feet.
- 7 Office/Retail Condominiums with Harbor and City Views.
- Floor-to-Ceiling Windows with 7 Means of Entrance.
- Glass Encompassed Reception & Conference Area.
- Space can be Sub-divided. Option for Bathroom and Kitchen can be customized.
- Great Visibility located on the Waterfront & Harbor Walk.
- Two Bathrooms and Two Kitchens.
- Located on Boston's Waterfront and steps from the Historic North End.