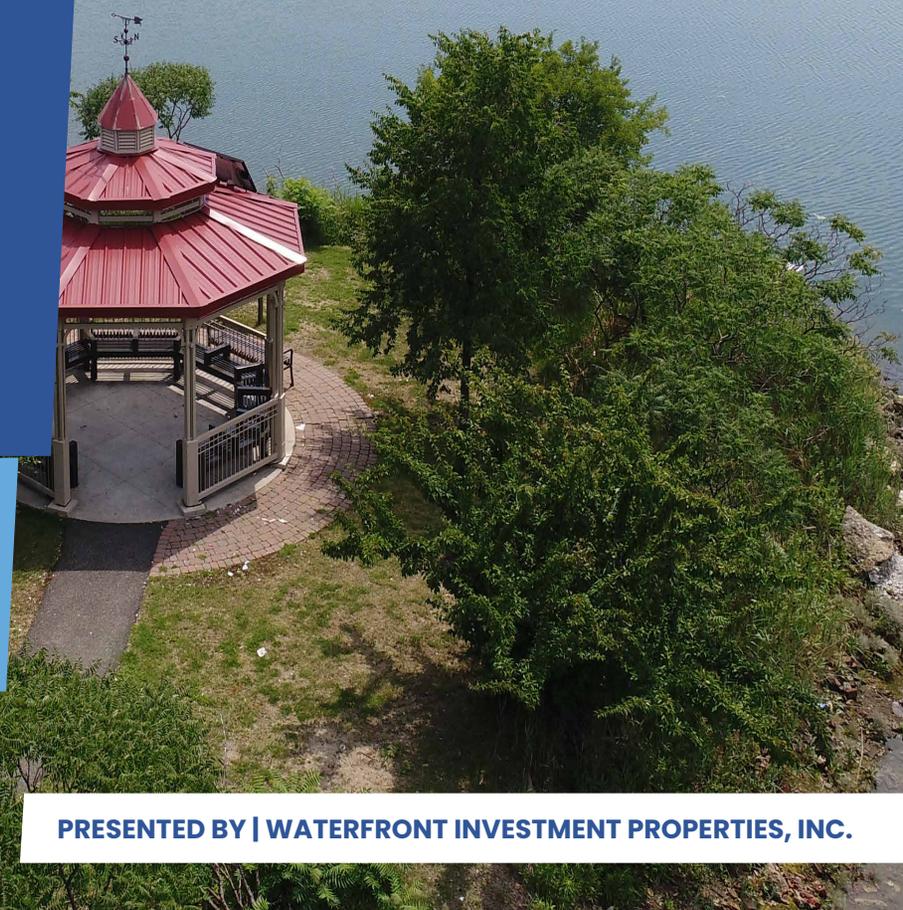




136-SLIP MARINA WITH MICRO LOFT APARTMENTS

Chelsea, MA // 15 Minutes from Boston Harbor

The Marina at Admiral's Hill is a mixed-use full service marina, micro loft residence, and shared workspace concept with broad on-site amenities and future development potential. Just 15 minutes by boat to bustling Seaport District and short walk to the newly extended Silver Line transportation center.



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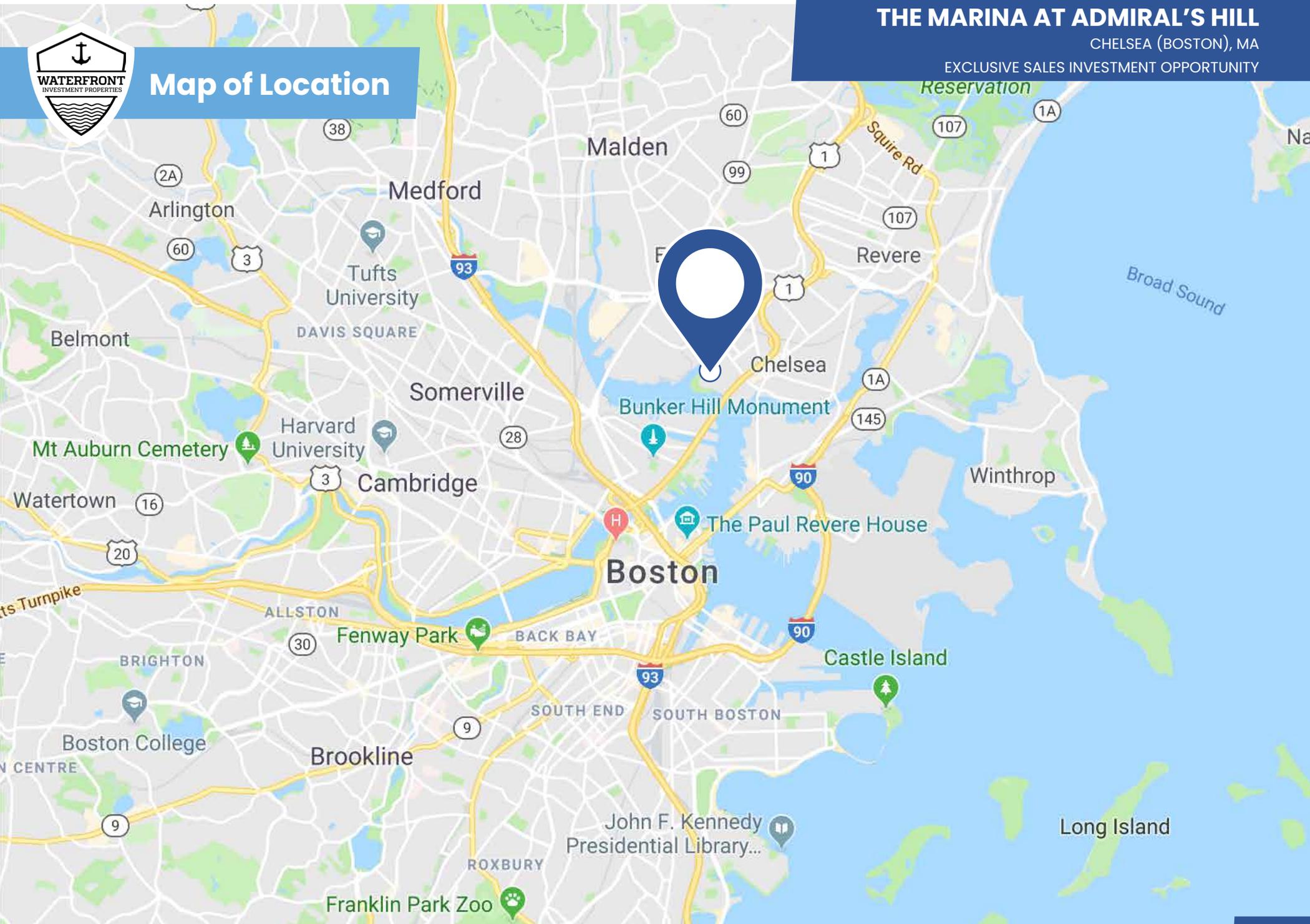


Map of Location

THE MARINA AT ADMIRAL'S HILL

CHELSEA (BOSTON), MA

EXCLUSIVE SALES INVESTMENT OPPORTUNITY





Investment Overview: Marina

Property Address: 305 Commandant's Way
Chelsea, MA 02510

Property Type: Marina/Residential/Office/Development

Zoning: Industrial Commercial

Wet Slips: 136 Slips | newly installed, completed in 2017

Winter Storage: 150+ Boats in water and on parking lot land

Maximum Boat Size: 78 feet

Land Area: ± 3 Acres Upland | ± 2.5 Acres Submerged

Equipment: 50 metric ton Travel Lift

Amenities: Free Parking, Showers & Laundry, WiFi, Pump-out Station 30 & 50 amp Electricity, Ice, Picnic Benches & Grills, BYOB Tiki Bar
The Marina at Admiral's Hill





Investment Overview

MICRO LOFTS AND WORKSPACE

THE MARINA AT ADMIRAL'S HILL

CHELSEA (BOSTON), MA

EXCLUSIVE SALES INVESTMENT OPPORTUNITY

In addition to a full-service Marina, Admiral's Hill also features an on-site 9 unit Micro Loft rental with stunning city and harbor views.

Each unit contains:

- Intelligently designed flexible living area with built in storage.
- High end finishes, granite countertops, and stainless steel appliances.
- Full European inspired bath, wide plank flooring and individually controlled heating and cooling units.
- Outdoor deck space with waterfront view.
- Parking is included. Easy access to Logan airport and all major arteries. Proximity to area amenities and public transportation make it one of the most convenient spots to live in Greater Boston.
- Potential for expansion for floor above with additional Micro Loft units.

The first floor of the building contains a dedicated area for a shared workspace concept. The workspace provides floating desks, shared worktables, phone booths, and meetings rooms- just steps from the harbor. In addition to residential lofts and office facilities, there is private space for Marina staff to manage operations.





Investment Overview

MICRO LOFTS AND WORKSPACE

THE MARINA AT ADMIRAL'S HILL

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With the development of the new Wynn Casino Boston visible from the property, and easily accessible by car or boat, as well as the new FBI headquarters adjacent to the property, the market demand for affordable housing close to Boston is high. There is also a possibility of assemblage of various parcels around the immediate area and adjacent to the marina - including existing apartments - that make the investment more scalable for the larger developer/investor.

Seller is an experienced local developer prepared to actively participate in expanding the value of the asset.





Location Overview

Chelsea, Massachusetts sits immediately north of Boston and is bordered by Revere to the north and east, and Everett to the west. Chelsea is surrounded by a number of waterways that make up its borders including the Mystic and Chelsea Rivers, the Chelsea and Mill Creek, and the Island River, all of which lead into, and are considered part of, the Boston Harbor. 15 minutes by boat is the bustling new Seaport District and 20 minutes to open water and the Boston Harbor Islands.

The property is located in the Admiral's Hill section of Chelsea, overlooking the Mystic River and Charlestown and adjacent to the Mary O'Malley Waterfront Park. The Admiral's Hill area consists of a mix of clean commercial uses, residential condominium units, the Marina at Admiral's Hill and the Chelsea Memorial Park. The luxury apartment community Axis, owned and operated by Greystone, sits adjacent to the property while a host of retail, hotel, banking and restaurant options are located within the immediate surrounding area. In addition to having direct access to Route 1, the Admiral's Hill area also offers MBTA commuter rail service via the Newburyport/Rockport Line as well as MBTA express bus service to downtown Boston. In addition, a planned extension of the Silver line providing access to South Station/Downtown Boston and Logan Airport is nearing completion minutes away from the site.



136-SLIP MARINA WITH MICRO LOFT APARTMENTS



Please Contact To
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