

FOR SALE



COMMERCIAL LOFT OFFICE STOREFRONT



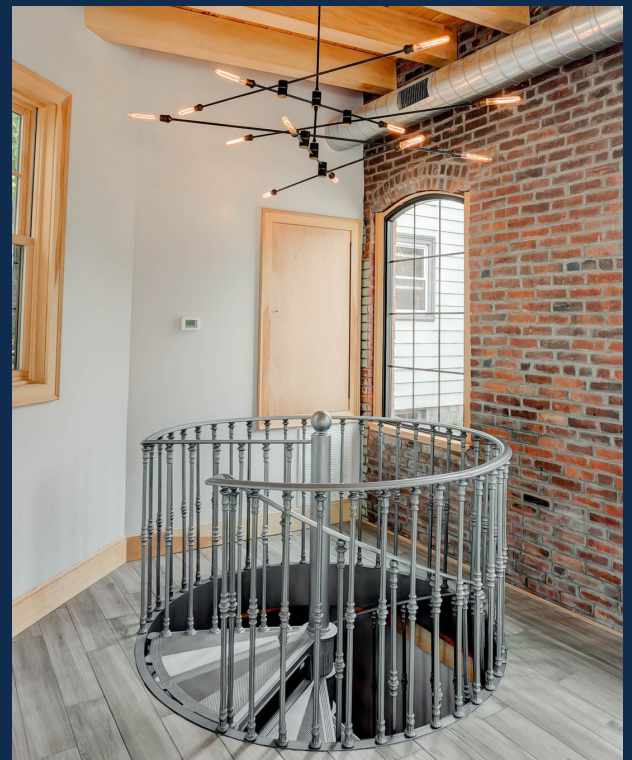
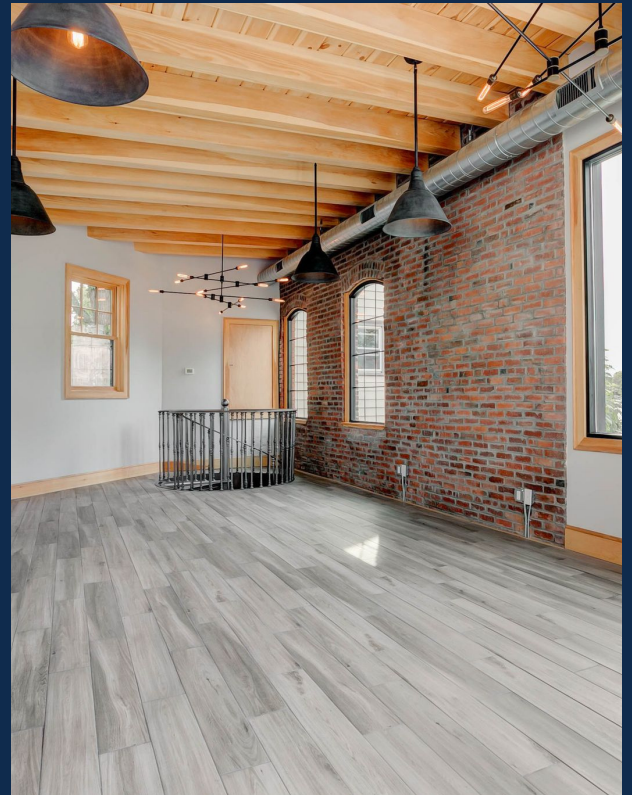
192 BELGRADE AVENUE, ROSLINDALE, MA 02131

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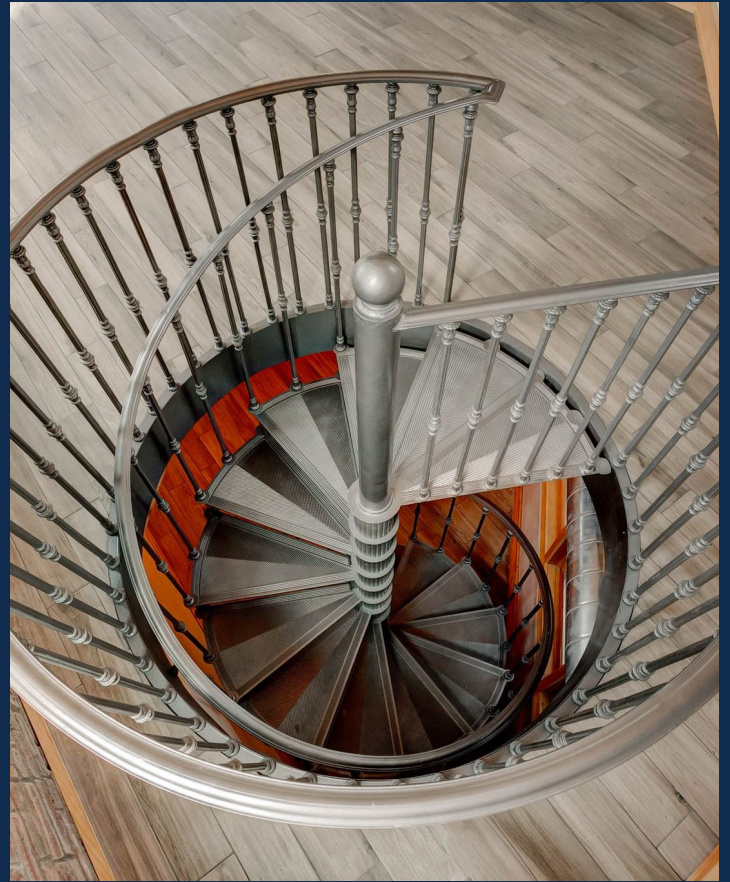
WELCOME TO A TRULY UNIQUE COMMERCIAL LOFT STOREFRONT AWAITING THE MOST DISCERNING AND SOPHISTICATED USER OR INVESTOR. THIS FREESTANDING, INDUSTRIAL STYLE 2-LEVEL GEM, LAST USED AS OFFICE SPACE, COULD BE HOME TO A VARIETY OF BUSINESSES INCLUDING ARCHITECT, ATTORNEY, ACCOUNTANT, OR REAL ESTATE FIRMS, BOUTIQUE RETAIL, SPA'S AND BEAUTY SALONS, COFFEE SHOPS, CRAFT BEER OR FOOD TAKE OUT. THIS ARCHITECT-DESIGNED BUILDING HAS JUST BEEN ENTIRELY REBUILT FROM STUDS TO FINISH. WITH URBAN INDUSTRIAL DESIGN AT ITS BEST AND ATTENTION TO DETAIL THROUGHOUT, EVERY SQUARE INCH MAKES A BOLD STATEMENT. THIS STUNNING 700 SQ. FT. LOFT SPACE BOASTS 11' CEILINGS AND EXPOSED BRICK & BEAM CONSTRUCTION WITH WIDE PINE-VENEERED RAFTERS AND SOFFITS, RESTORATION HARDWARE VINTAGE FRENCH FARMHOUSE LIGHTING COMPLEMENTING THE LINEAR INTEGRITY OF KINETIC CHANDELIERS, INDUSTRIAL-STYLE EXPOSED ELECTRICAL CONDUITS AND CUSTOM CENTRAL AIR DUCTS ON BOTH LEVELS. A STATELY 18TH CENTURY CAST IRON SPIRAL STAIRCASE IMPORTED FROM FRANCE LEADS TO ITS LOWER LEVEL WITH PLENTY OF SUNLIGHT THROUGH AN OVERSIZED WINDOW WELL. ITALIAN-IMPORTED TILES BEAUTIFY BOTH FLOORS. A ½ BATHROOM FEATURING A GORGEOUS VESSEL SINK VANITY AND SKIRTED DESIGNER TOILET COMPLETES THE SPACE.

ENJOY ENERGY FEATURES THROUGHOUT INCLUDING ALL NEW COMMERCIAL WINDOWS AND DOORS, ANDERSEN WOOD/VINYL A-SERIES WINDOWS, TOP OF THE LINE AMANA CENTRAL AIR MECHANICALS FOR BOTH YOUR HEATING AND COOLING NEEDS.



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ALL NEW ELECTRICAL WIRING AND MULTI-STATION CAT-6 WIRING. NEW UNDERGROUND ELECTRICAL AND GAS SERVICE. OFF-STREET PARKING NEWLY PAVED WITH A GENTLY DISTRESSED SURFACE AND ANTIQUE EDGES WHISPER THE QUIET TIMELESS SOPHISTICATION OF THE HAND-LAID STONE IN CENTURIES-OLD MEDITERRANEAN VILLAS. DON'T MISS YOUR CHANCE TO BOOST YOUR BRAND AND GIVE YOUR BUSINESS IMMEDIATE VISIBILITY WITH THIS ONE-OF-A-KIND, TURN-KEY OPPORTUNITY IN A WELL-ESTABLISHED AREA IN ROSLINDALE, AT THE GATEWAY TO WEST ROXBURY WITH MASSIVE TRAFFIC AND JUST STEPS TO SHOPS, RESTAURANTS, NEAR THE T COMMUTER RAIL AND ON THREE BUS ROUTES!



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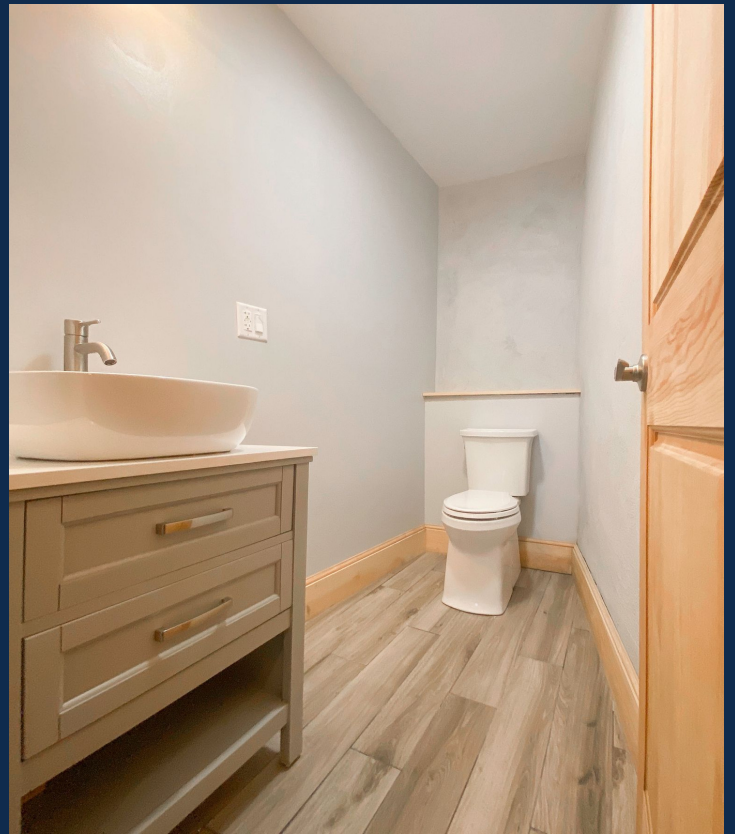


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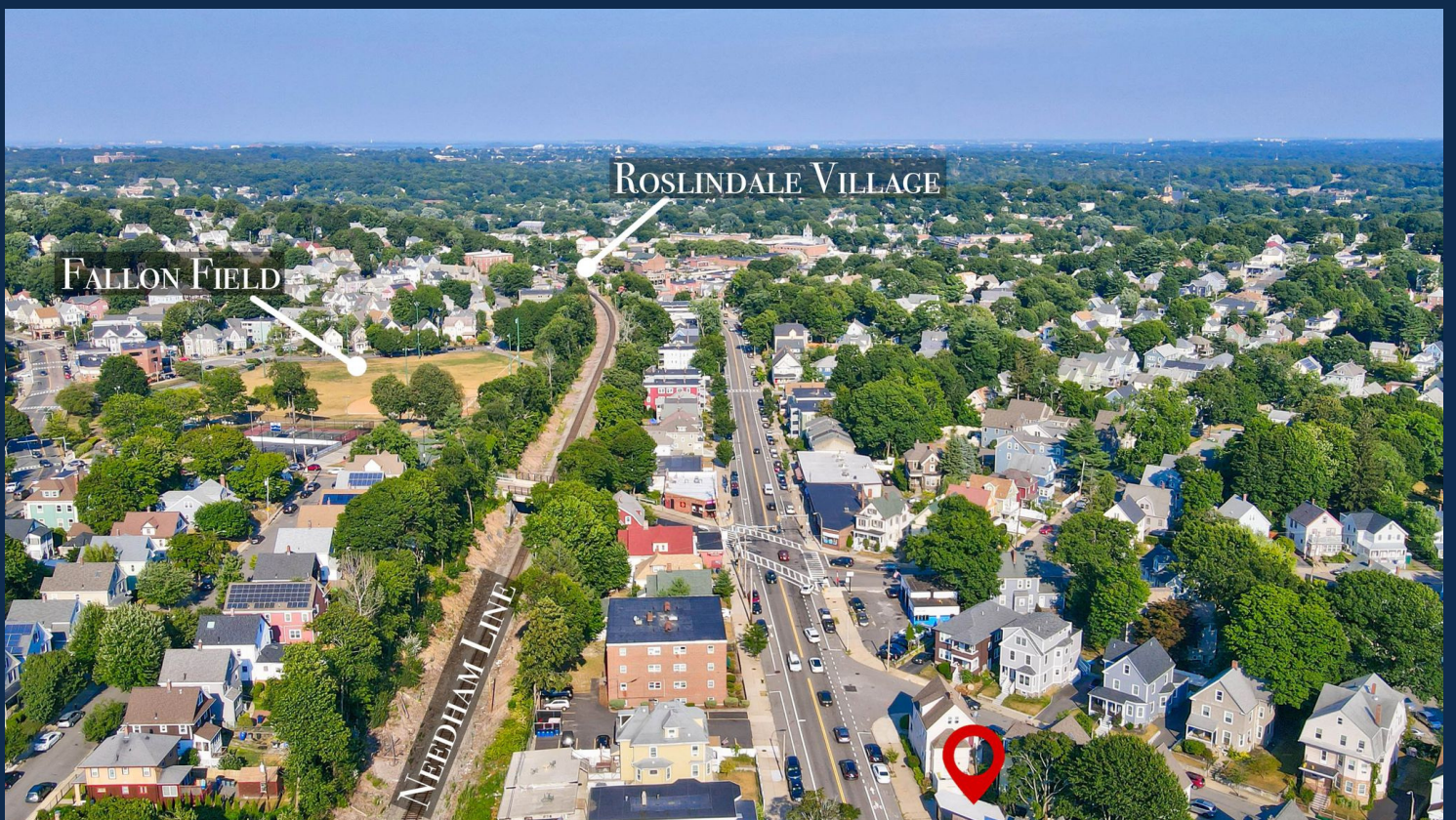
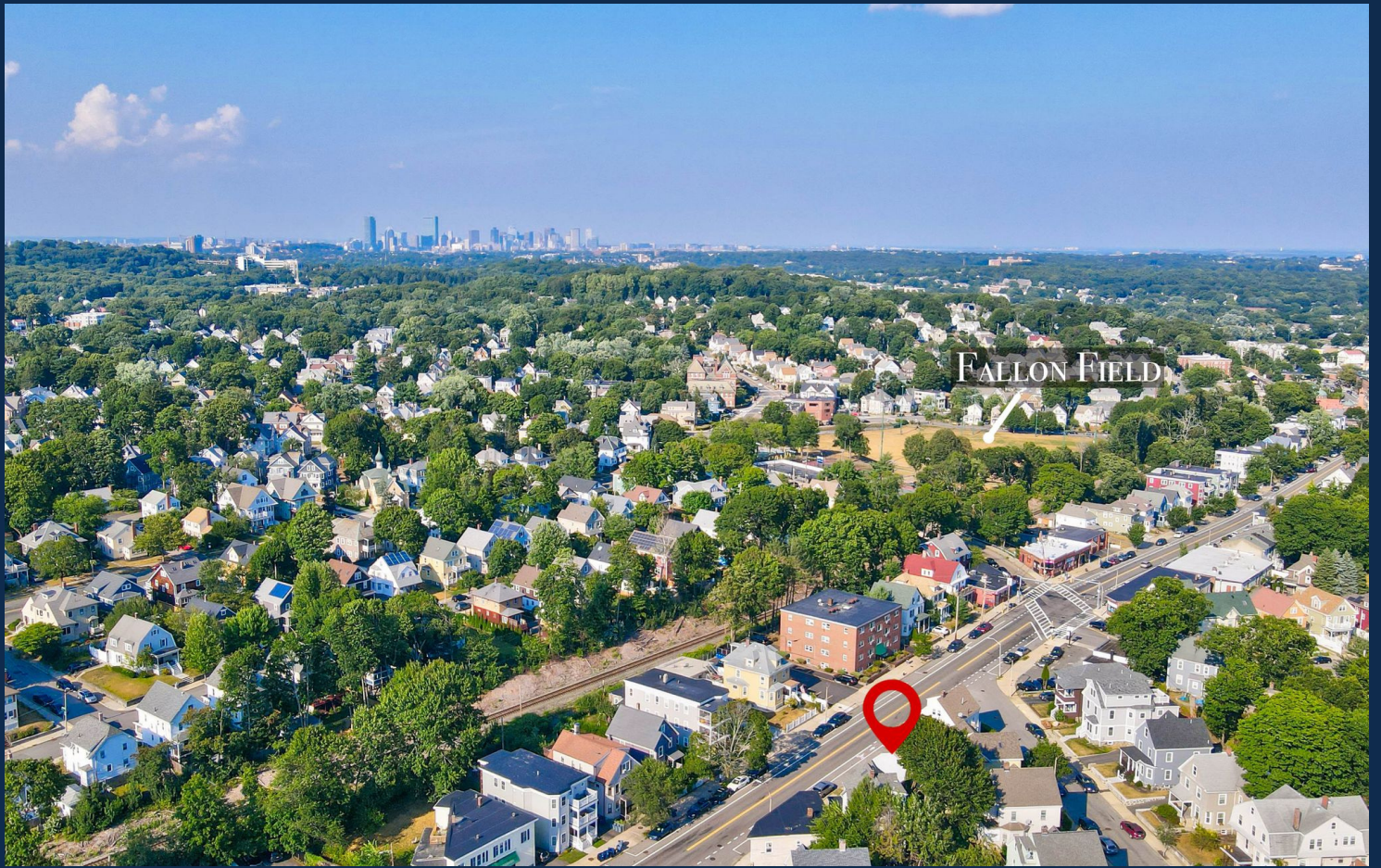
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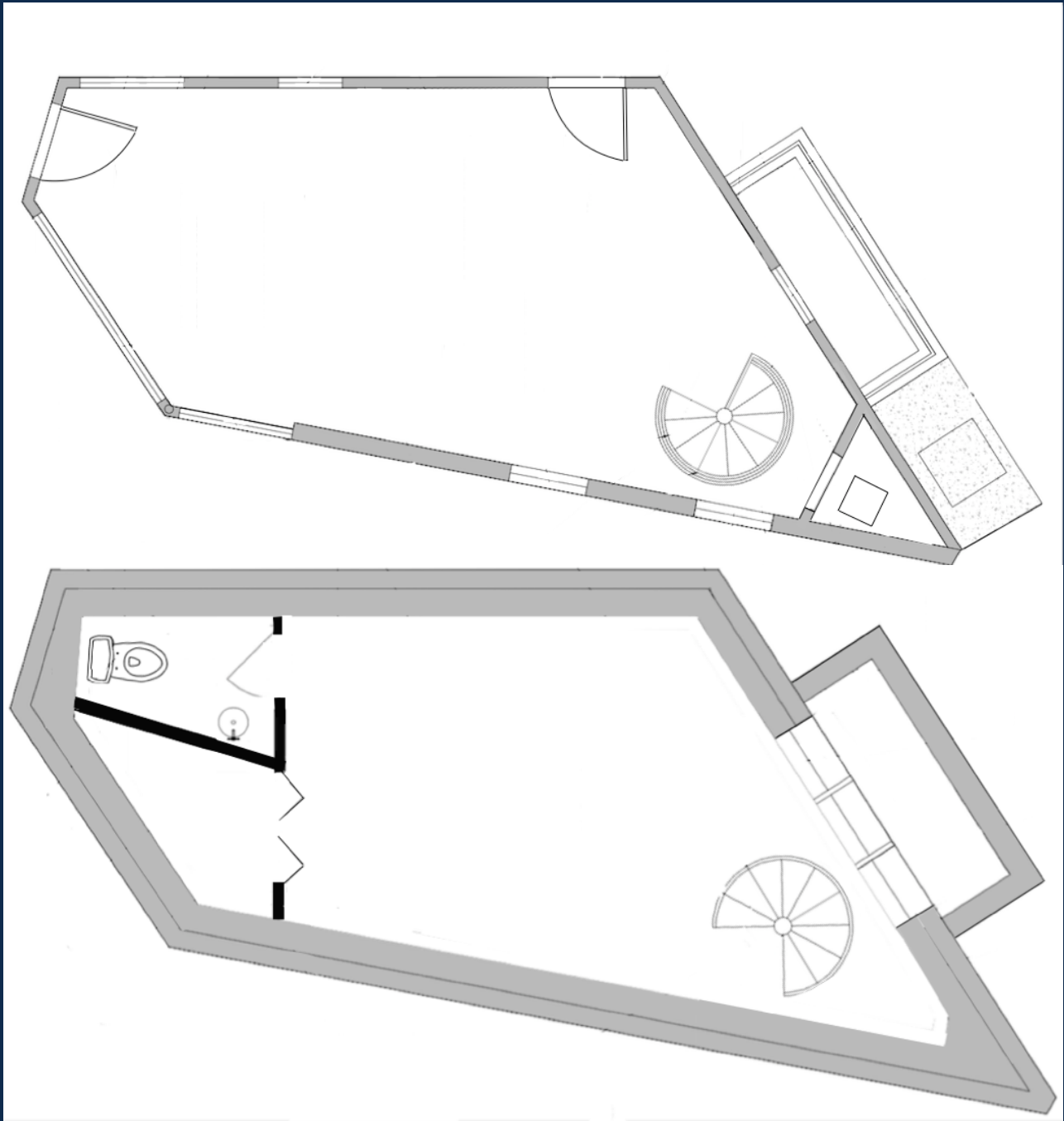


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