



328 Commercial St, #42 – North End

Exceptional Commercial Street one bedroom on the Waterfront! Beautiful exposed brick in an open living dining room with hardwood floors. Nice newer kitchen with stainless appliances. Extra-large bedroom. Newer windows through-out. High ceilings, great light and charm. The building offers an elevator, common laundry, individual storage and professional management. Short walk to all Boston has to offer!

Property Location:

328 Commercial St, #42 Boston, MA 02109
North End
Suffolk County

Grade school:

Middle school:

High school:

Unit Description:

3 Rooms
1 Bedroom (15' 9" x 10' 7")
1 Living room (18' 11" x 15' 2")
1 Kitchen (9' x 9')
1 Full-bathroom (4' 10" x 7' 4")
0 Half-bathrooms
0 Master bathrooms
Closets: 2
Ceiling height: 8' 10"
Unit direction: North Street

Living area: 631 sq. ft. living area

Lot size: N/A

Condo fee: \$187 (3.9% interest)

Included in the fee: Master insurance, water/sewer, maintenance, elevator

Association: Prof. off-site

Management company: Hodan Management

Unit level: Four floor corner

Type: Five story low-rise building

Units: 23 (43% owner occupied) / 3 comm. units

Building make-up: One and two bedroom units

Year built: 1896 (approx)

Year converted/renovated: 1979 (approx)

Pets: Yes w/ restrictions

Garage parking: None

Parking spaces: None

Parking type: On-street resident permit

Storage: Private on first floor

Outdoor space: None

Laundry: Common on first floor

Taxes: \$3,985 (without res. Exemption) in 2010

Assessed value: \$335,400 (\$11.88 tax rate)

Heating: (2) Electric baseboard

Cooling: Window A/C

Hot water: Electric (5/2010)

Roof: Rubber roof (approx. 15 yrs old)

Electrical: 100 amp, breakers

Exterior: Brick

Construction: Frame

Insulation: Unknown

Windows: vinyl (10, spring 2007)

Basement: Yes (Commercial space)

Appliances: Stainless refrigerator, stainless range, stainless dishwasher

Cooking: Electric

Reserve amount: Approx. \$12K

Currently leased: Yes

Expected rental rate: \$1,750 (approx.)

Purchased date: 12/2005 for \$415,000

Gas (mo. average): N/A

Electric (mo. average): \$120 (per NSTAR)

Area amenities: Golden Goose (.17), Starbucks (.17), BAC (.23), Faneuil Hall (.38)

Public transportation: Blue, Orange, Green (.4), #4 bus (.05), water taxi

Lead paint: Unknown

Special assessments: None

Owner improvements: Windows, hot water heater

Disclosures: None

Exclusions: Tenant belongings

Last Updated: 9/2/10. Please visit www.jswpg.com for the most recent updates.

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