

6 HANCOCK ST

CHELSEA, MA

FOR SALE | 1,200 SF FLEX/COMMERCIAL BUILDING ON 0.04 AC

- 0.6 miles from the MBTA Silver Line at Chelsea Station
- 5.4 Miles to downtown Boston
- 0.7 Miles to Route 1
- Ample Parking at Washington Park
- Ample street parking on Washington Street

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

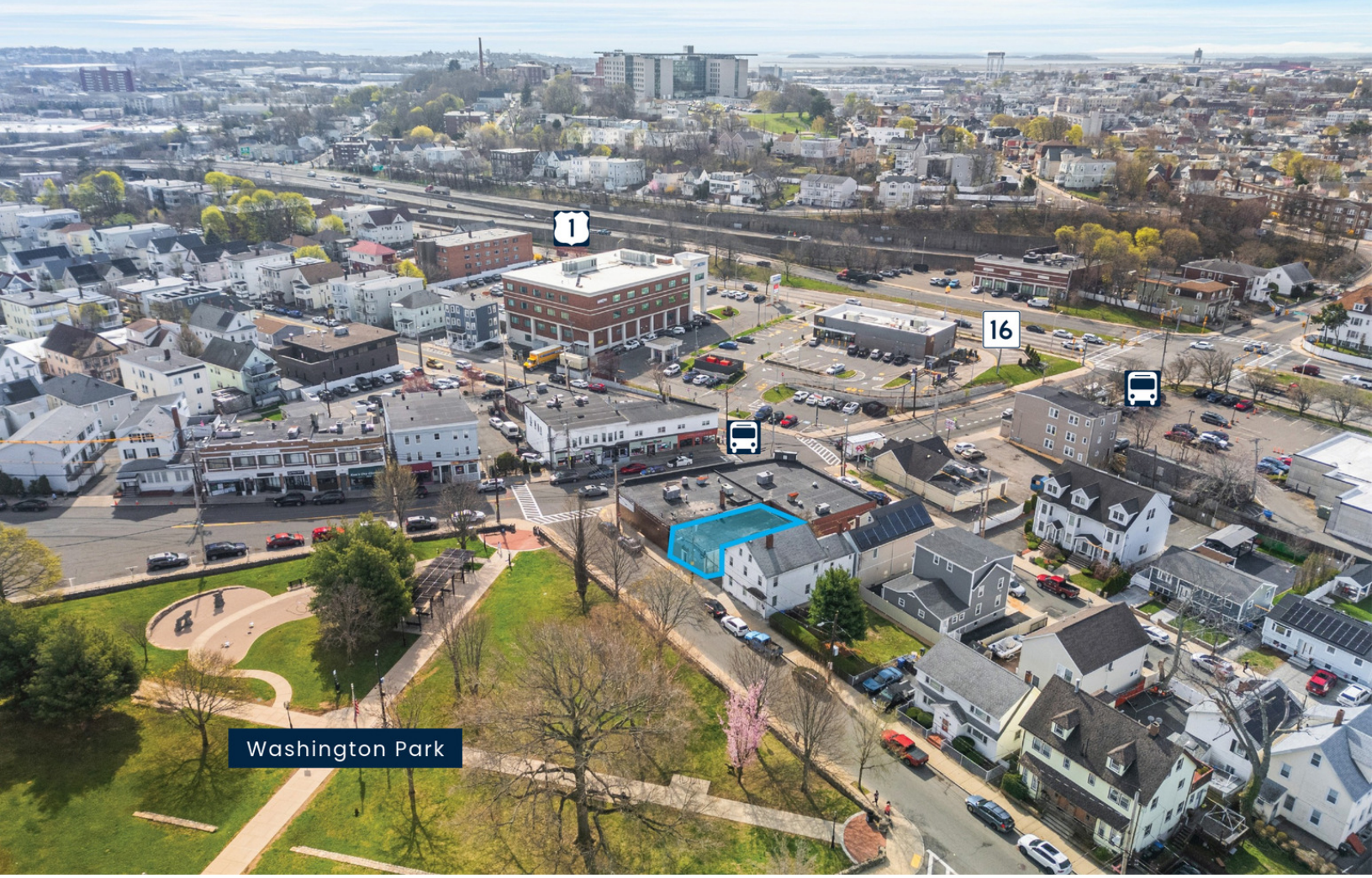
Positioned in the heart of Chelsea, 6 Hancock Street presents a rare opportunity for an owner-user or local business to own and operate just minutes from Boston. This ±1,200 SF commercial flex building is ideally suited for a variety of uses, with additional upside through potential redevelopment, including the opportunity to build up to two stories of residential above. The property sits directly across from Washington Park, offering an attractive open-space setting along with ample street parking for customers and employees.

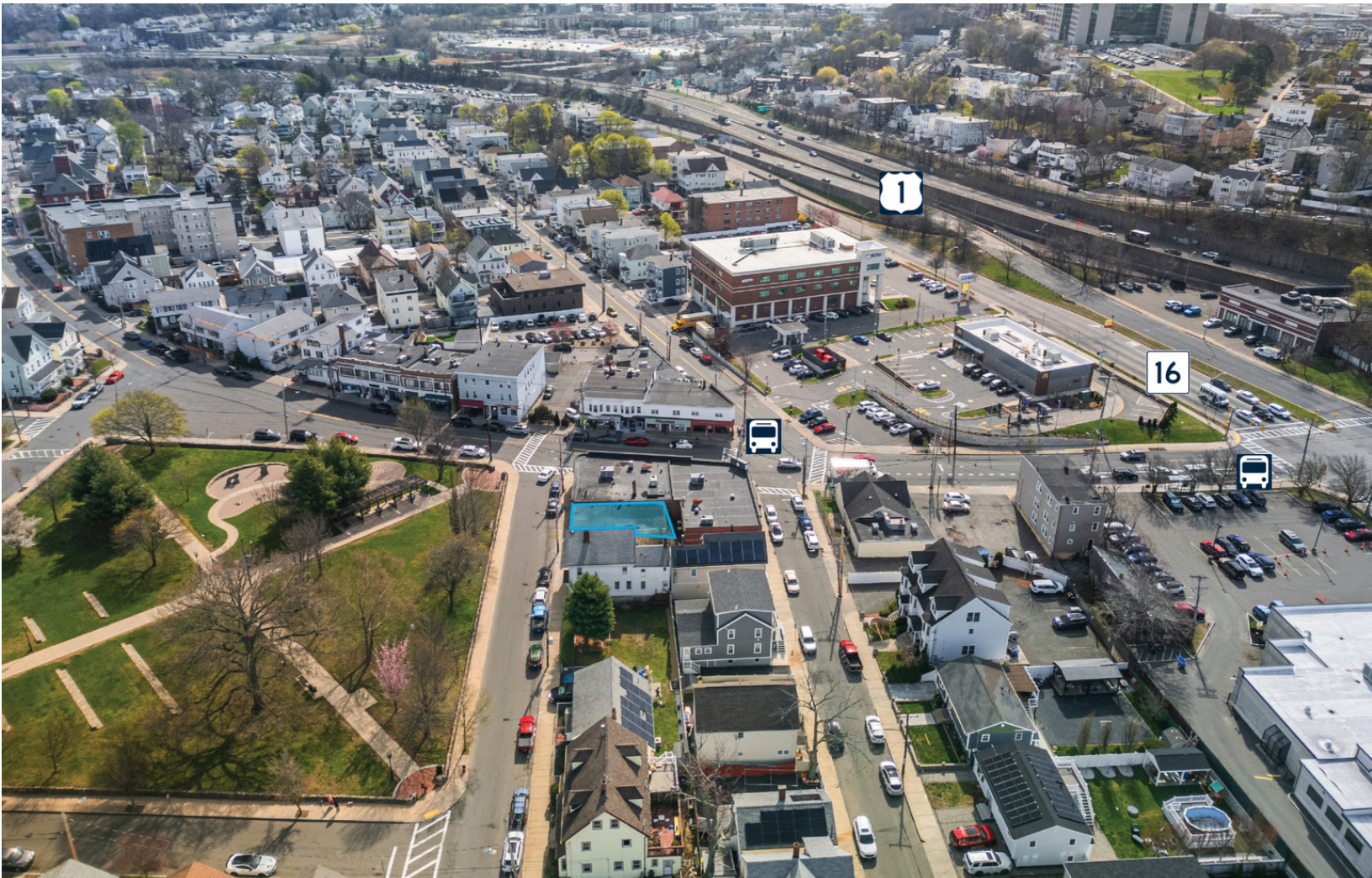
Conveniently located approximately 0.6 miles from the MBTA Silver Line at Chelsea Station, 1.5 miles from Route 1, and just 4 miles from downtown Boston, the property provides exceptional regional connectivity. The surrounding neighborhood features a vibrant mix of local dining, cafés, and neighborhood-serving retail, creating steady foot traffic and strong support for small businesses looking to establish a long-term presence in an evolving urban market.

PROPERTY SPECIFICATIONS

Building Size:	1,200 SF
Lot Size:	0.04 AC
Gas:	Heating
Power:	480v
Clear Height:	10'9"
Heating:	Gas swap
Zoning:	BH - Highway Business
AC:	None
Sale Price:	$575,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	121,402	296,647	711,033
Total Population	311,570	703,834	1,749,644
Average HH Income	$122,554	$153,044	$151,458

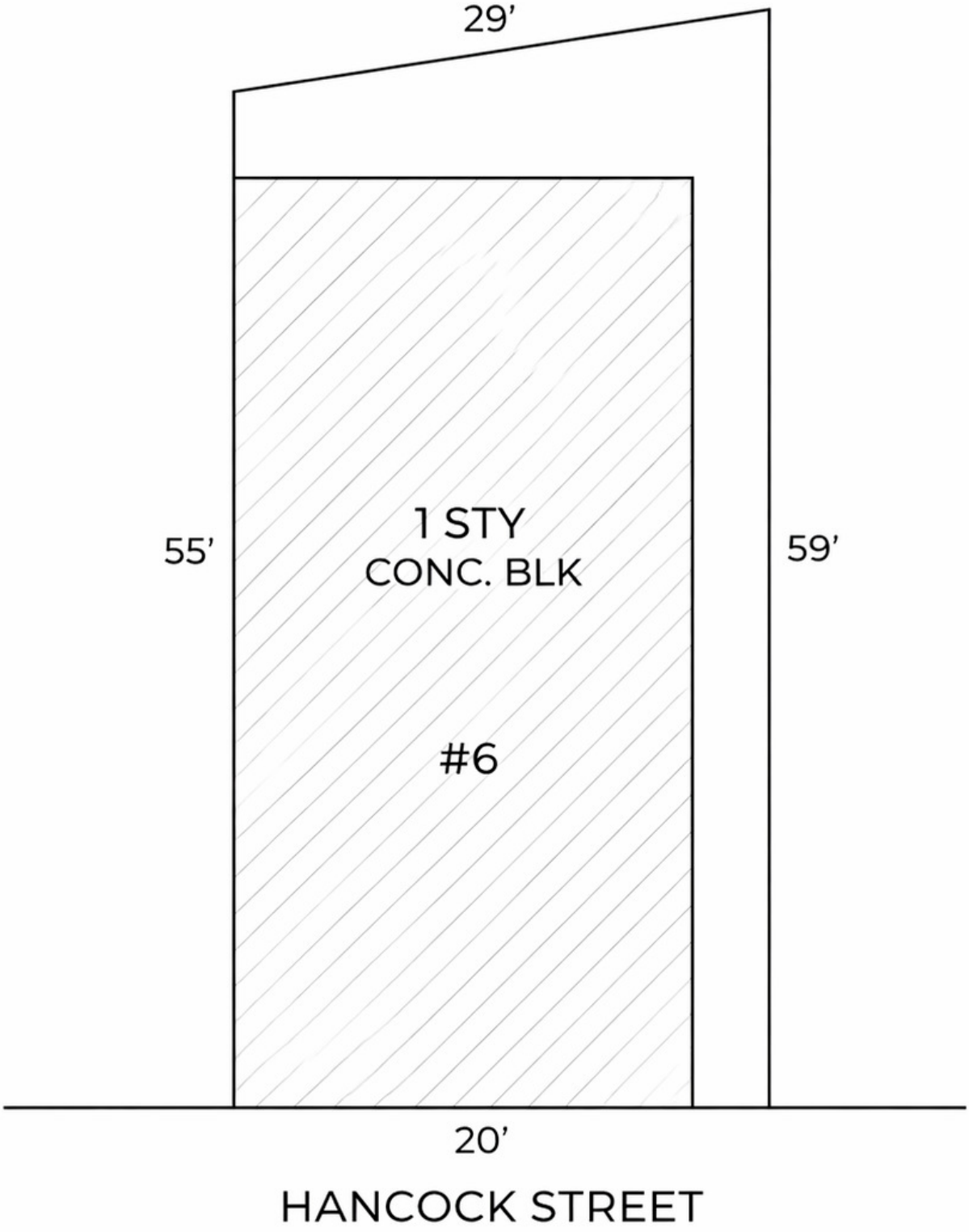

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Washington Park

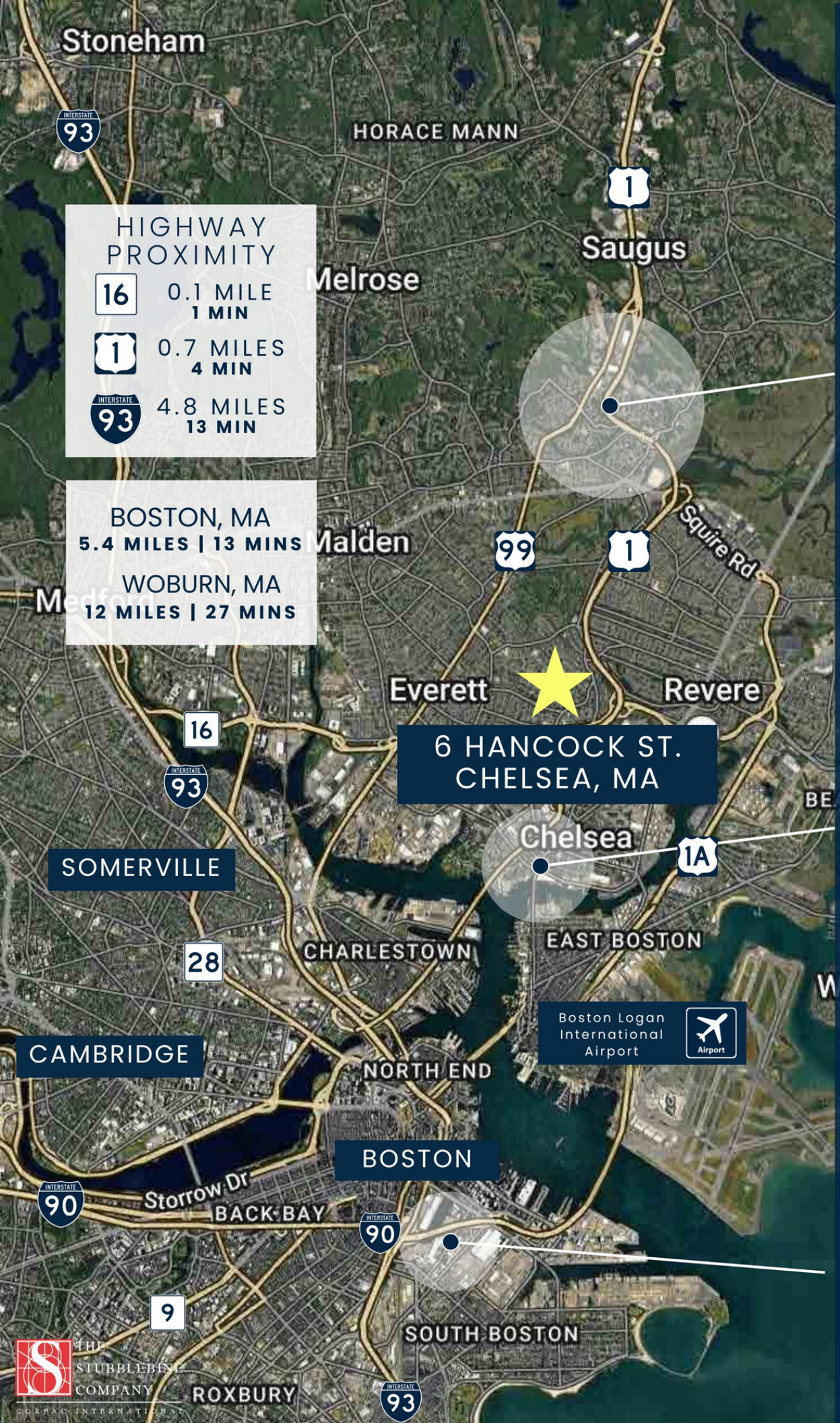

1
16




OUTLAST
MOTORWEAR

SITE PLAN





STOP&SHOP
LA FITNESS
Burlington
DEALS. BRANDS. WOW!
SUBWAY
MARKET BASKET
IHOP
PIZZERIA UNO
EST. 1943
Wendy's
KFC
Walgreens
DUNKIN'
CVS
TACO BELL
Gillette
Mooo....
Tatte
CITRUS&SALT
COASTAL MEXICAN

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