

# 28 Summer Avenue, Waltham, MA – Unit 9



## For Sale or Lease

**Unit 9** at 28 Summer Avenue is an **industrial storage garage condominium** available for sale or lease. This is one of nine garage bays in the building. Unit 9 is a lower-level unit with exclusive-use driveway access on the side of the building. The property is conveniently located approximately 0.5 miles to Route 20 and 2 miles to Route 128/95.



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## CARBONE Commercial Real Estate, Inc.

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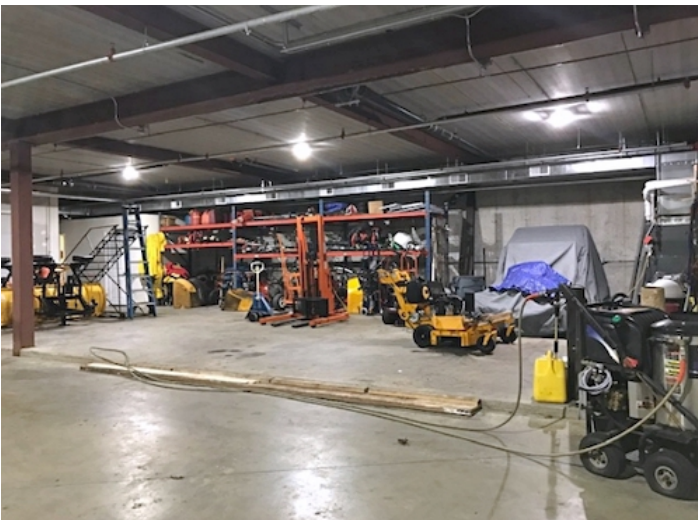


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### Property

BUILT:	2015
PARCEL ID:	R051 008 0028 009
ZONING:	Commercial
<b>UNIT 9:</b>	<b>4,211 +/- sf</b>
PARKING:	2,831 +/- sf exclusive use driveway access
RE TAXES:	\$22,692 per year (FY2021)
CONDO FEE:	\$406 per month (FY2021)
RESTROOMS:	2
FLOOR DRAIN:	Yes
SPRINKLERED:	Yes
HEAT FUEL:	Natural gas
LOADING:	Drive-in door 17'W x 9'4"H
CEILING HEIGHTS:	8-9' +/-
FOR LEASE:	\$16.80 per sf plus utilities
FOR SALE:	\$815,000



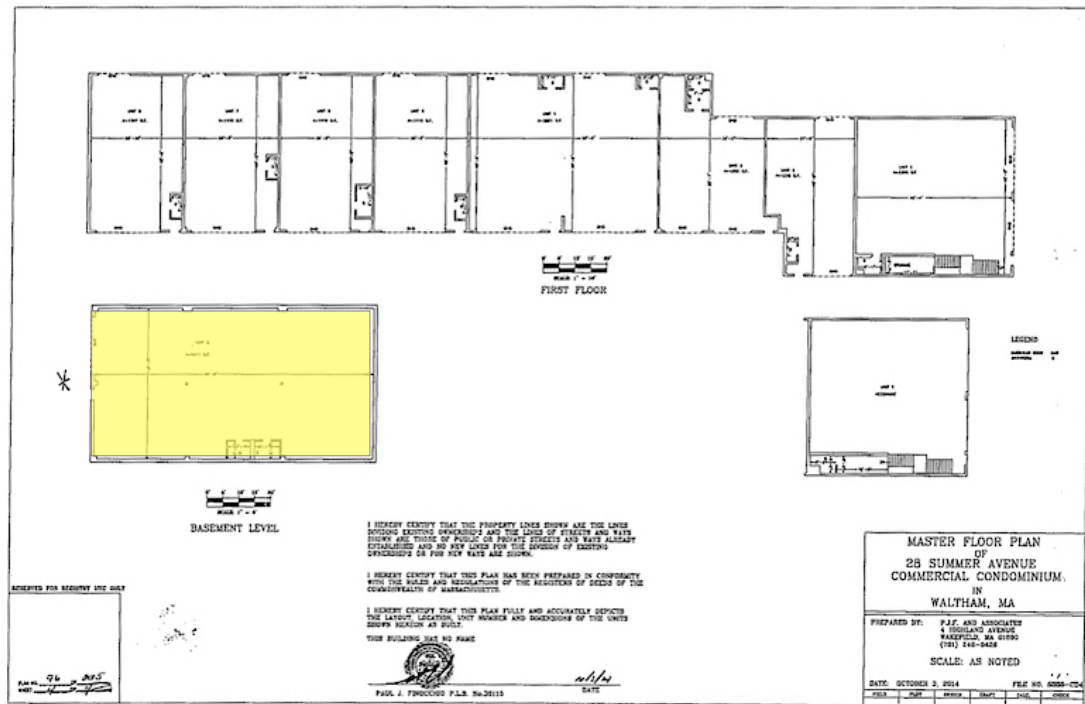
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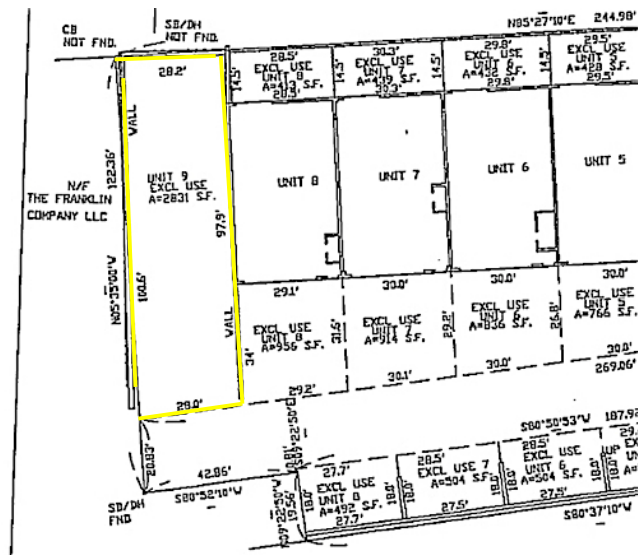
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Unit 9  
 Lower Level Unit: 4,211 +/- sf  
 Exclusive Use Driveway Access: 2,831 +/- sf



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