

34 Sullivan Road, Billerica, MA – Unit 34



2,083 +/- SF Industrial Condo For Sale

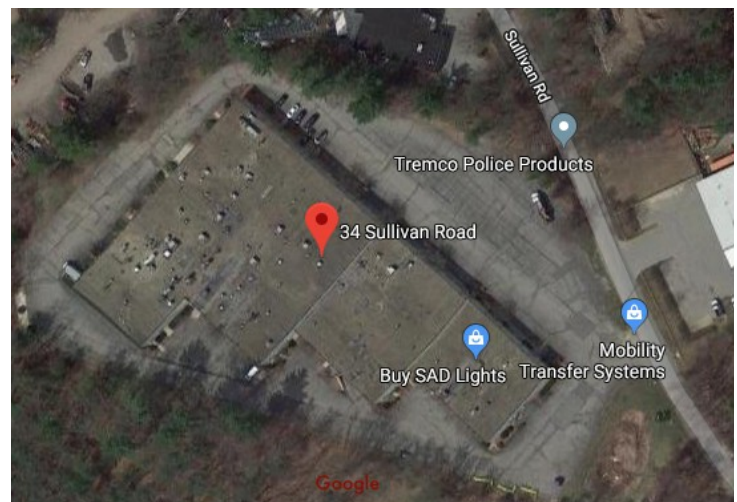
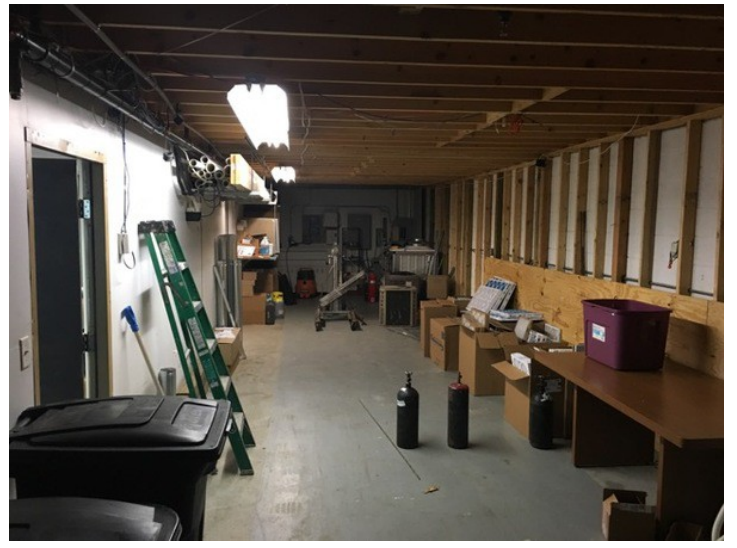
- First Floor: 1,138 +/- sf warehouse + office
- Second Floor: 945 +/- sf office (see attached building permit #09-0321, dated 6/02/09)
- 8' x 8' ground level loading door
- Building size: 72,000 +/- SF
- Lot size: 5.94 acres
- Zoned: Industrial (B) district (outside storage not permitted)
- Year Built: 1985 +/-
- Exterior: concrete block construction
- Interior: drywall/sheetrock
- Access to Routes 3, 4, 129, 110 & 495
- Condo Fees: \$174.06 per month
- RE Tax: \$3,768.00 F/Y 2017
- Ample on-site daytime parking
- Lower level: garage + office space
- Upper level: 4-room office
- Kitchenette
- Private restroom
- Verizon
- 200 amp service
- Gas heat
- Sprinklers: Yes
- On site septic & municipal water
- **SALE PRICE: \$325,000**

CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 Edward@CarboneRE.com www.CarboneRE.com

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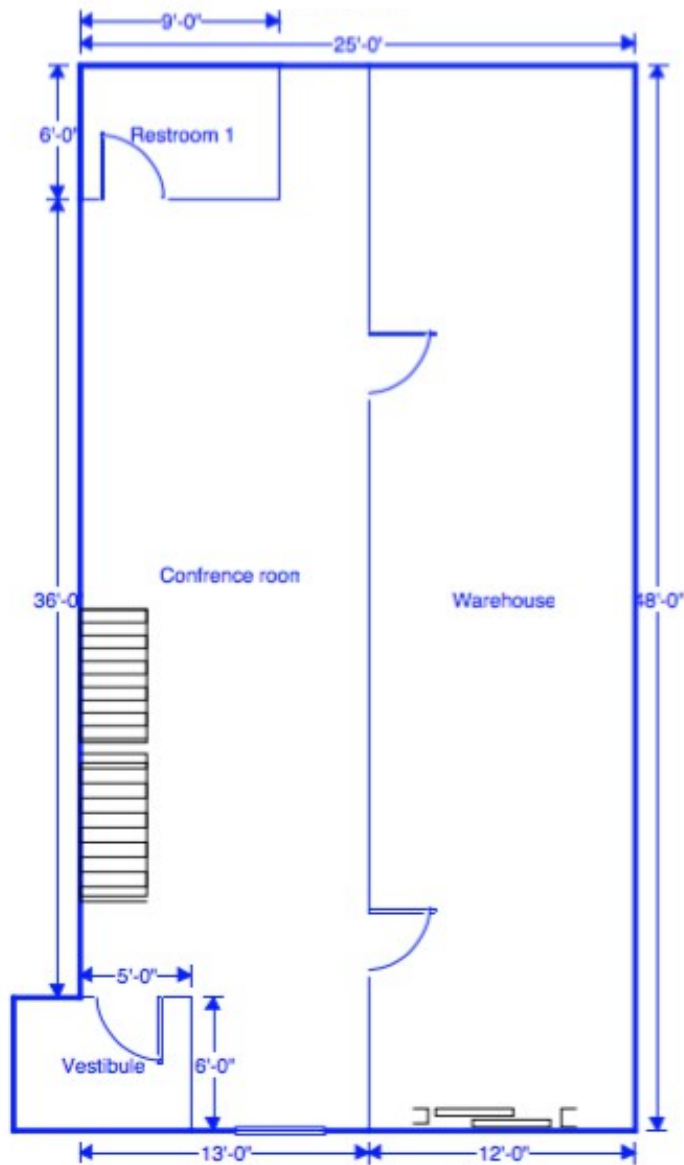
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First Floor



Job #: BBMS
Performed by Jeffrey Mitza for:
B&B Mechanical Services Inc
34 Sullivan Road, Suite 34
Billerica, MA 01862

Scale: 1 : 75
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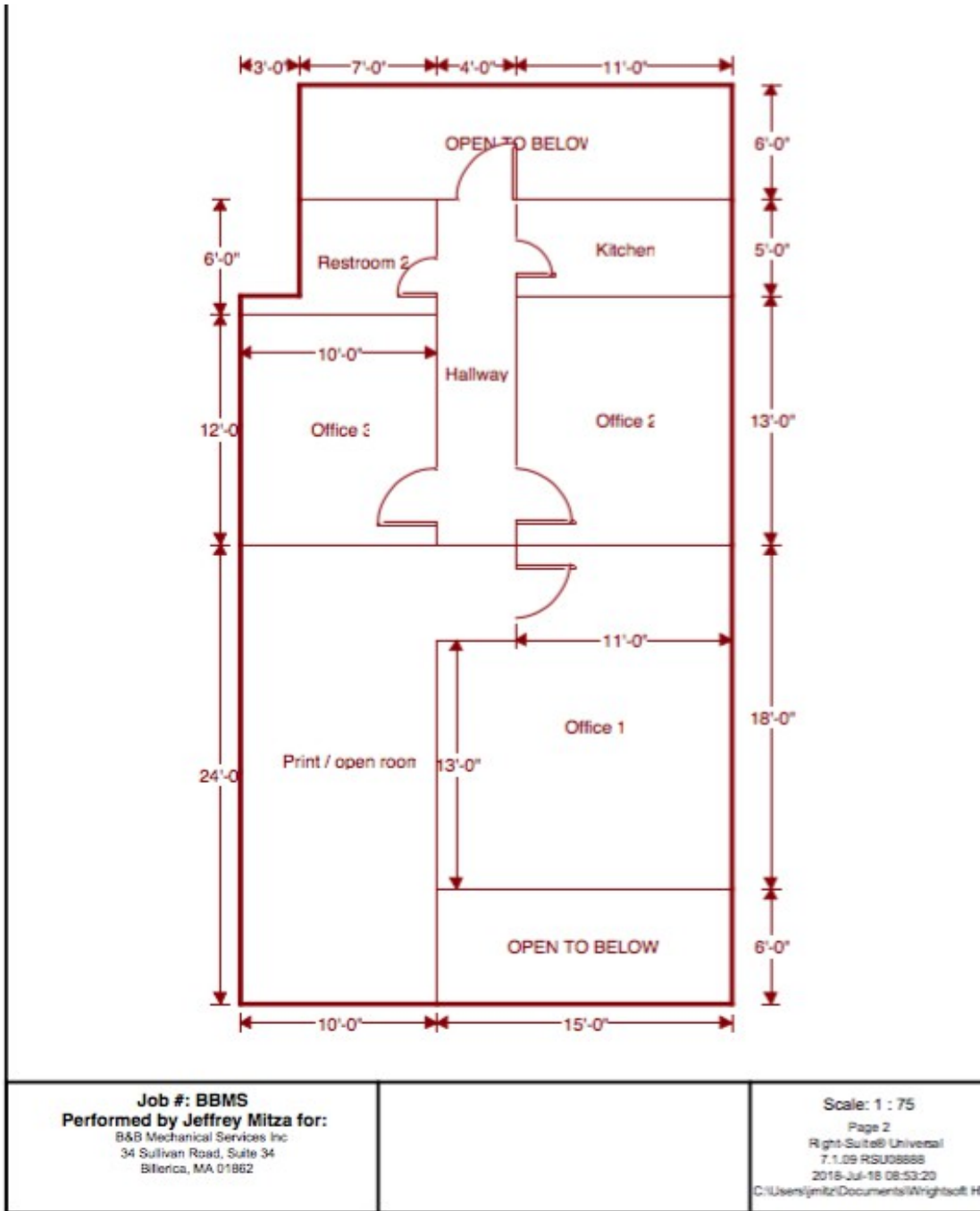
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Second Floor



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34 UNIT34 SULLIVAN RD

09-0321

GIS #:	4059.00
Map:	37
Block:	7
Lot:	1-34
Permit:	Building
Category:	RENOVATIONS
Permit #:	09-0321
Project #:	JS-2009-002687
Est. Cost:	\$57800.00
Fee:	\$5100.00
Const. Class:	PA
Use Group:	7135
Lot Size (sq. ft.):	
Zoning:	
Units Gained:	
Units Lost:	

COMMONWEALTH OF MASSACHUSETTS
TOWN OF BILLERICA



BUILDING PERMIT

PERMISSION IS HEREBY GRANTED TO:

Contractor: METIVIER, NJON License: 086489
 Owner: MITZA PROPERTIES LLC
 Applicant: MITZA PROPERTIES LLC
 At: 34 UNIT34 SULLIVAN RD
 ISSUED ON: 6/2/2009 EXPIRES ON: 12/2/2009

TO PERFORM THE FOLLOWING WORK:

CREATE SECOND FLOOR FOR OFFICE / STORAGE

POST THIS CARD SO IT IS VISIBLE FROM THE STREET

Inspector of Plumbing/Gas	Inspector of Wiring	Fire Department	Building Official
Underground P: Underground G: Rough P: Rough G: Final P: Final G:	Underground: Service: Rough: OK. DJV 6-23-09 Final:	Oil: Smoke:	Excavation: Footings: Foundation: Rough Frame: 6/2/09 Above Ceiling: Insulation: Blueboard: Final:
Comments:			

THIS PERMIT MAY BE REVOKED BY THE TOWN OF BILLERICA UPON VIOLATION OF ANY OF ITS RULES, REGULATIONS OR SPECIAL CONDITIONS

Signature: *D. DeAngelis*
Building Official

See attached for special conditions if marked

Fee Type:	Receipt No:	Date Paid:	Check No:	Amount:
NEW	\$100.00	\$100.00	\$5100.00	

BUILDING DEPARTMENT, 365 BOSTON ROAD, Phone: (978) 671-0960, Fax: (978) 671-1342

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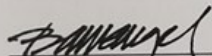
Construction Control Affidavit

May 28, 2009

Project Location: **B & B Mechanical Services Addition
34 Sullivan Road
North Billerica, MA 01862**

In accordance with section 116.0 of the Massachusetts State Building Code, 780 CMR, I, Brent A. Maugel, Registration No. 5554, being a registered professional architect hereby certify that I have reviewed the design plans for the above named project and that, to the best of my knowledge, information and belief, such plans meet the applicable provisions of the Massachusetts State Building Code and the Americans with Disabilities Act. All acceptable engineering practices and all applicable laws and ordinances for the proposed use and occupancy will be adhered to.

I further certify that Maugel Architects, Inc. will perform the necessary professional services on the construction site to observe that the work will be done in accordance with the documents approved for the building permit.

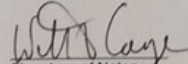


Brent A. Maugel A.A.
Maugel Architects, 200 Ayer Road, Harvard, MA 01451

May 28, 2009

Commonwealth of Massachusetts
County of Worcester

On this 28th day of May, 2009, before me, the undersigned Notary Public, personally appeared Brent A. Maugel
A.A., proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding
or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and
accurate to the best of his knowledge and belief.


Signature of Notary
My commission expires 3/9/2012



Maugel Architects Inc. 200 Ayer Road, Avenue Harvard, MA 01451 Tel: 978-2800 Fax: 978-456-2801 web: maugel.com

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Town of Billerica

INSPECTION DEPARTMENT

Permit No.: _____ Date: 6/23/09

Owner: MIKE - 508-269-6493

Address: 34 SULLIVAN RD. UNIT 34

Inspector: Building Wiring Plumbing Gas Fire

Type of Inspection: Rough Final

Description of Work: _____

Remarks: ROUGH ELECTRICAL
O.K. D.J.V.
6-23-09

Inspector: Daniel Lyons

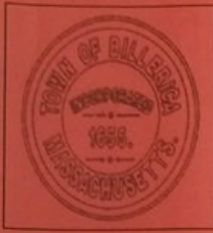
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BILLERICA FIRE DEPARTMENT

FIRE PREVENTION BUREAU
8 Good St., Billerica, Massachusetts 01821
(978) 671-0941 Fax: (978) 671-0935

PERMIT NUMBER
09-4834

SPRINKLER PERMIT

DATE

EXPIRATION DATE

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 148, G.L. AS PROVIDED
IN SECTION 10A PERMIT IS GRANTED TO:

FIRM NAME: PHONE:

FIRM ADDRESS:

FOR PERMISSION TO:

CONDITIONS OF PERMIT:

LOCATION OF PERMIT: **34 SULLIVAN RD UNIT 34**
FEE: \$25.00 SIGNATURE & TITLE *Bob Knight F.P.*

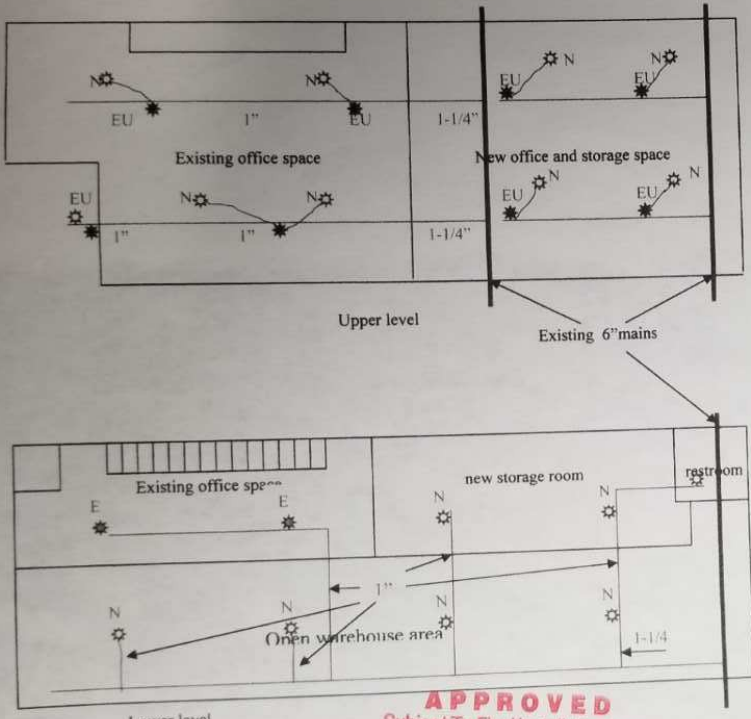
PERMIT MUST BE POSTED AT JOB SITE

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(N) New upright
 (E) Existing Pendant
 (EU) Existing upright to remain

APPROVED
 Subject To Final Installation Insp.
 Billerica Fire Prevention Bureau
 By: *Bob Knight*
 05/19/09



B&B Mechanical Services
 34 Sullivan Road, Suite 34
 N. Billerica MA 01862
 1-888-334-BBMS
 www.BBMSinc.com

Tenant

Owner

Mitza Properties LLC
 6 Hearthstone Circle
 Billerica MA 01821
 978-667-4644

Luongo Sprinkler LLC
 33 Allen Road
 Billerica MA 01821
 978-671-0161
 Lic # SC114814

Date
 May 10, 2009

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