

50,000 +/- SF 15-Unit Commercial Building For Sale



INVESTMENT PROPERTY

- Multi-tenant, brick commercial office building
- 4-Story, handicap accessible with elevator
- 15-Unit, multi-tenant
- Drive-In Doors: (1) 14'H and (3) 12'H
- 90+ on-site parking spaces
- Current Annual Income: \$288,000 +/-
- Available to Occupy: 8,584 +/- sf garage
- Available to Occupy: 4,107 +/- sf in 3 office suites



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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630 Boston Road, Billerica

SPECIFICATIONS

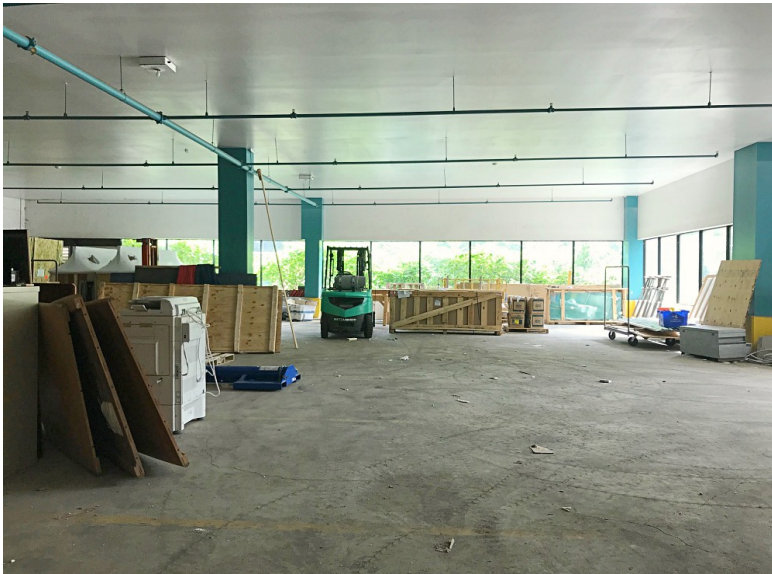
as of August 7, 2018

Building Size:	49,948 +/- sf
Lot Size:	1.44 acres
Built:	1977
Assessment:	\$2,734,800
Real Estate Tax:	\$92,026
Zone:	G-B (General Business)
Book/Page:	30405 / Page 51
Map Block & Lot:	80-87-0
Roof:	Rubber membrane
Utilities:	Gas / Water / Sewer
Sprinkler System:	Yes, wet system
Stories:	4
Units:	15
Current Income:	\$288,000 +/-
# Current Tenants:	11
Available Office(s): 2 nd Floor	1,936 +/- sf
Available Office(s): LL1 / Mezzanine	2,171 +/- sf
Available Garage Space: LL2 / Garage	8,584 +/- sf
Parking:	90-96 spaces (59 top, 11 mezzanine, 20-26 rear)
Drive-In Doors (LL2/Garage):	3 doors each 12'H
Drive-In Doors (LL1/Mezz)	1 door 14'H

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