

# 827 Main Street (Route 38), Woburn, MA



## 8,484± sf Colonial Office Building For Sale

- Address: 827 Main St, Woburn, MA 01801, “1790 House”
- Building: 8,484± sf on 1.82 acre lot, zoned OP
- Building Type/Age: Antique Colonial Style Office Building, c1790
- First Floor Layout: Open foyer/reception area, 3 corner offices, kitchenette, rear cube area, and 2 restrooms
- Second Floor Layout: Open conference/meeting area, 3 corner offices, kitchenette, rear cube area, and 2 restrooms
- Lower Level Layout: Open space for cubes/storage/or work area, 2 offices, air-conditioned server room, and utility room
- Utilities: Oil heat, central a/c, municipal water and sewer
- Parking: 25 on-site parking spaces
- Renovations: 1999; new foundation, plumbing, electrical, HVAC, 2 oil burners, addition, parking/driveways landscaping
- Roof: Architectural roof shingles 2004
- RE Taxes/Assessment: \$23,852.53, Assessment = \$883,100
- Location: One Exit south of the junction of Interstate 95 and 93
- Sale Price: \$850,000

**Contact: Edward Carbone 781.935.5444 [Edward@CarboneRE.com](mailto:Edward@CarboneRE.com)**

## CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Copyright 2013 Carbone Commercial Real Estate, Inc., agent of the Seller.