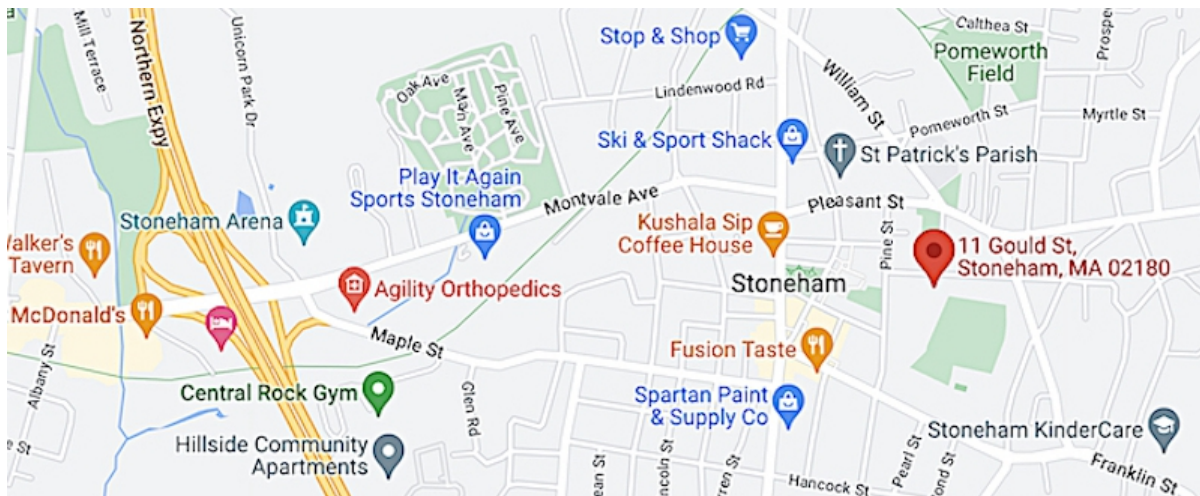


11 Gould Street, Stoneham, MA



For Sale

11 Gould Street is a 6,900 +/-sf commercial property with a single, two-story building on 0.5 acres in Stoneham, Massachusetts. The multi-tenant commercial garage building has a footprint of 4,500 +/- square feet plus 2,400 +/-sf potential second floor office.



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

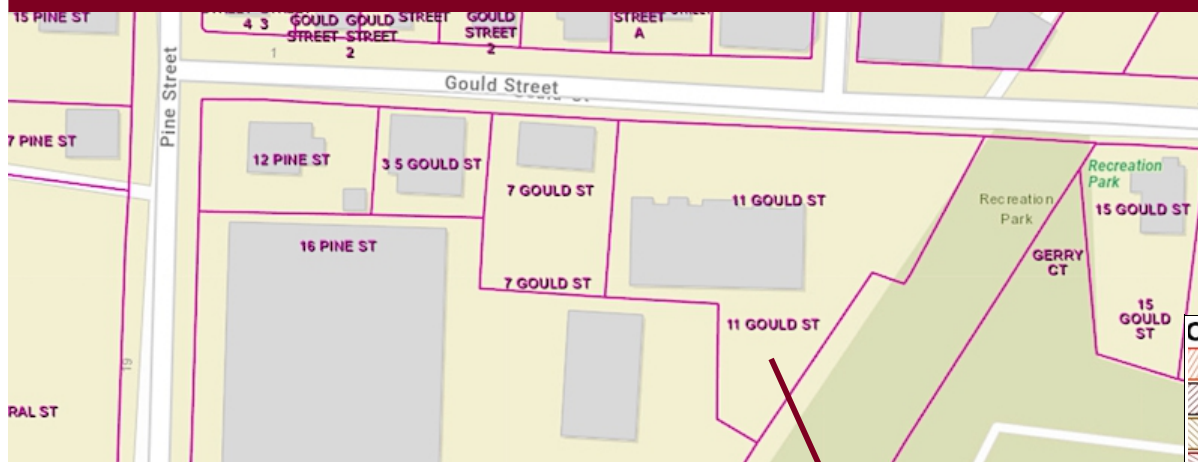
Edward@CarboneRE.com

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CARBONE Commercial Real Estate, Inc.

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11 Gould Street, Stoneham, MA



Property:

BUILDING AREA:	4,500 +/- sf first floor 2,400 +/- sf second floor storage
CONTRACTOR YARD:	per Special Permit dated 6/10/2010
LAND AREA:	0.5 Acres
ZONING:	Commercial 1
CEILING HEIGHT:	15' +/-
LOADING:	4 Drive-In Doors: (2) 12'H and (2) 14'H
FLOOR DRAINS:	Yes & Oil/Water separator (per owner)
RESTROOMS:	4 (first floor)
PARKING:	15 +/-
UTILITIES:	Heat fuel gas 4 gas meters 7 electric meters Municipal water & sewer Separate irrigation meter
PARCEL:	13-0-34
RE TAXES:	\$17,156.53 (FY2023)
FOR SALE:	\$2,200,000

Notes:

Storage containers may require permit from Town.
Board of Selectmen site plan conditions dated 7/27/1999.
Certificate of Occupancy dated 5/26/2021.

Overlays

	East School
	North School
	Residential Fallon Rd
	Residential/Business
	Senior
	Wireless Service Facilities

Zoning

	Business
	Central Business District
	Commercial 1
	Commercial/Mixed Use
	Commercial 3
	Highway Business
	Neighborhood Business
	Education
	Highway Right of Way
	Medical
	Medical/Office/Residential
	Recreation/Open Space
	Residence A
	Residence B



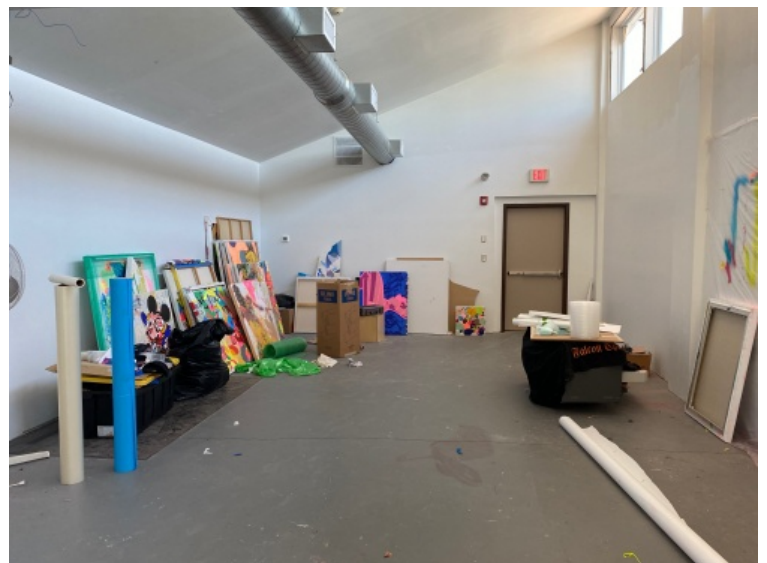
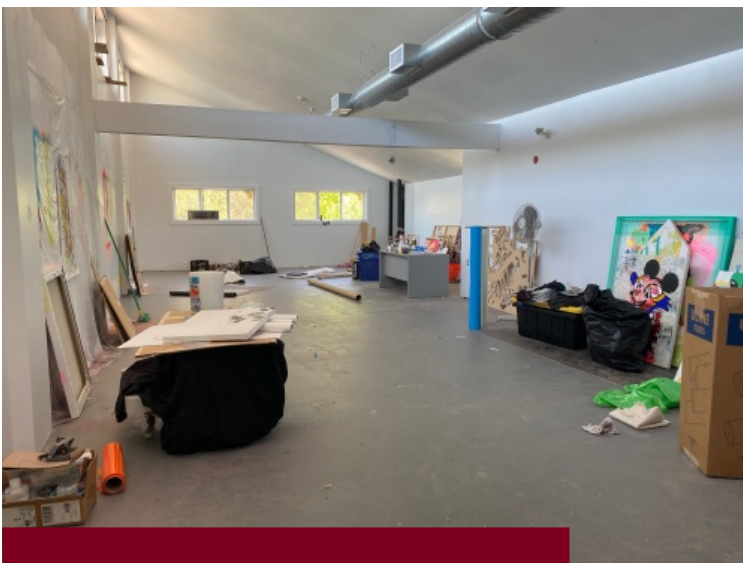
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