

14 Union Street, Woburn, MA



For Sale

14 Union Street is a commercial property with a single, two-story building on 0.12 acres in downtown Woburn, Massachusetts. The building totals 6,120 +/- square feet, has 4 rentable units, and 2 overhead loading doors. Currently, one tenant occupies the two second floor office spaces, one tenant occupies one of the first floor flex spaces, and the owner occupies the other first floor flex space.



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CARBONE Commercial Real Estate, Inc.

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Site Features

BUILDING AREA:	6,120 +/- SF per assessor
MBLU:	51 / 06 / 02
BOOK/PAGE:	43821 / 163
LAND AREA:	0.12 Acres per assessor (5,087 sf per plan 392, dated 2017)
ZONING:	B-D
PARKING:	Located adjacent to a 60-car +/- municipal parking lot with EV charging stations
RE TAXES:	\$10,916.70 (FY 2023)
BUILT:	1979, per assessor
ROOF:	Original; asbestos per owner
WATER/SEWER:	Municipal
UTILITIES:	Heat fuel natural gas 2 Gas meters; 3 Electric meters
LOADING:	1 ground level OH door 10'9"H x 11'6"+/- 1 ground level OH door 10'H x 9.5'W+/-
CEILING HEIGHTS:	1 st Level 12 ft. +/- 2 nd Level 9.5 ft. +/-
UNITS:	4 2 Leased; 1 TAW, 1 owner occupied
OCCUPIED:	100%
FOR SALE:	\$1,300,000

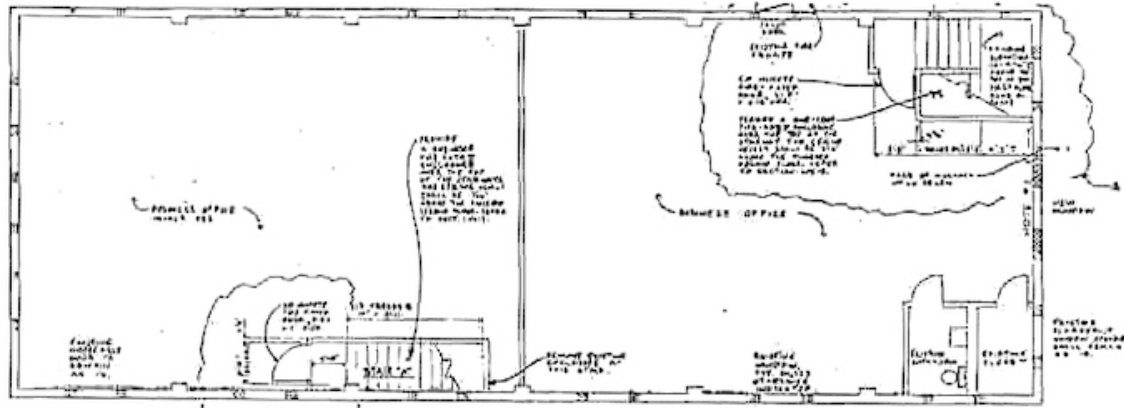


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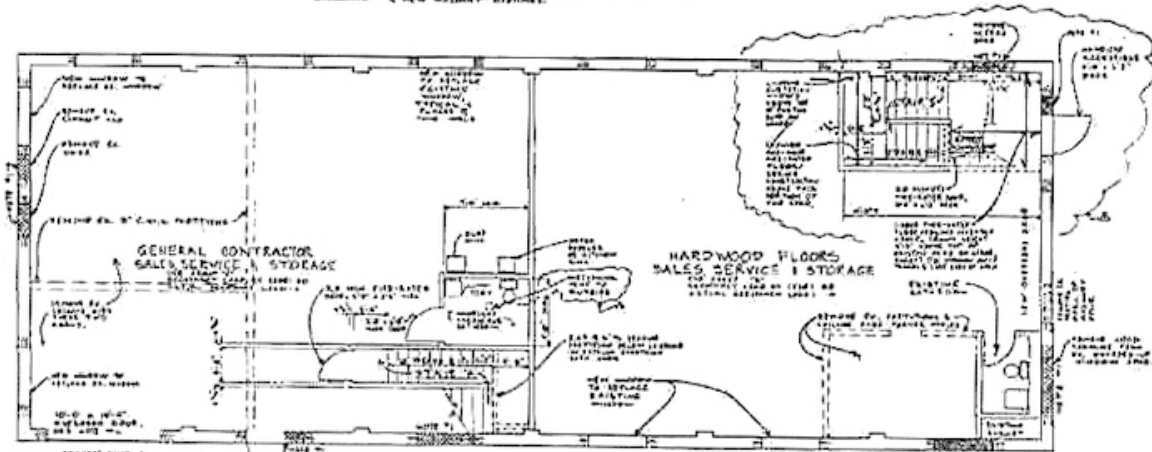
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SECOND FLOOR PLAN (1st floor)

NOTE: 1. (P) is to be used in the same manner as the
2. (P) is to be used in the same manner as the



FIRST FLOOR PLAN

NOTES: WATER ON GROUND AT 11:10 PM. WINDS WINDY
 1000-10000 FT. WINDS WINDY
 1000-10000 FT. WINDS WINDY
 1000-10000 FT. WINDS WINDY



ALTEBATIONS TO 14 UNION STREET, WOBURN, MA

