

165-A Bedford Street, Burlington, MA



MULTI-UNIT OFFICE / RETAIL CONDO BUILDING FOR SALE

4 UNITS

- 4,278 +/-sf
- 1st Floor: 2 Units (leased)
- 2nd Floor: 2 Units (vacant)
- Roof: 3-4 years old (per owner)
- Separate electric & gas meters (per owner)
- HVAC: 4-5 years old (per owner)
- Zoning: B-G (Business General)
- Parking: 75 shared spaces front & rear
- Town water & Town sewer
- Separate electric meters, gas meters, and HVAC units
- Exterior LED lighting
- 0.5 miles to Route 3
- 1.8 Miles to the Burlington Mall & Route 95/128



#165-A
FOR SALE
\$800,000

Condominium documents to be created. Unit sizes subject to change in final documents. Any agreements/sales are subject to converting the premises to condominiums.

Edward Carbone, CCIM

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978.930.1579 (c)

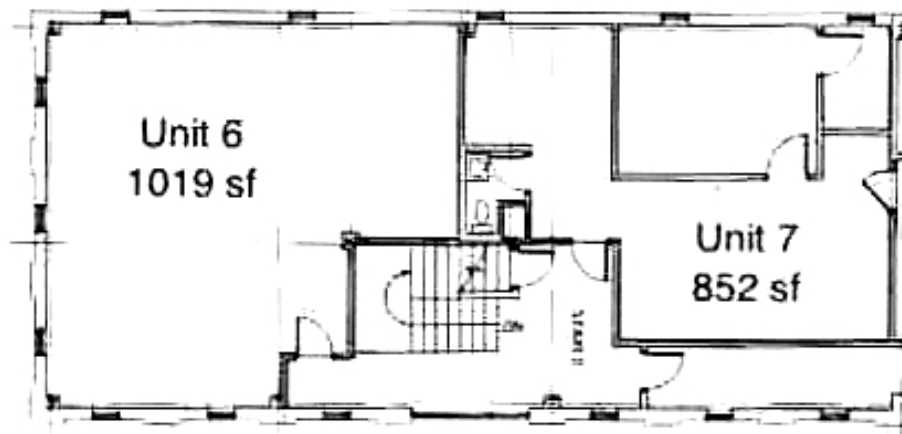
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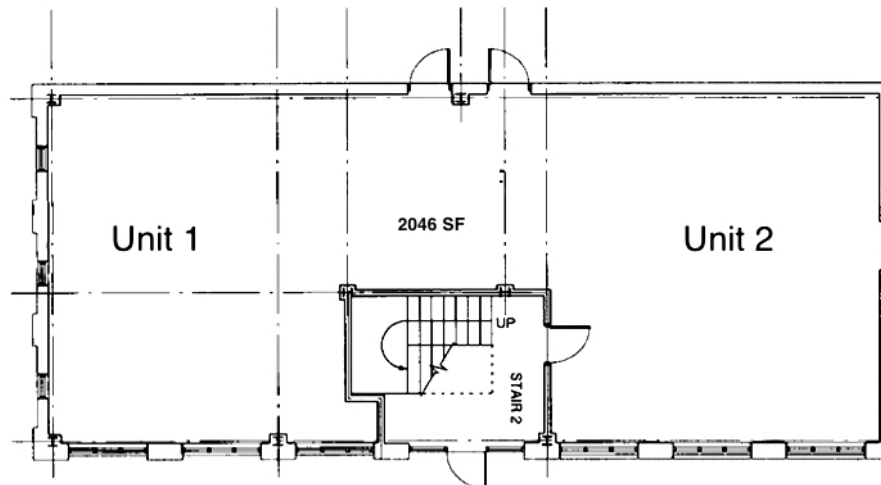
CARBONE Commercial Real Estate, Inc.

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165-A Bedford Street, Burlington, MA



165-A SECOND FLOOR



Units 1 & 2 are one tenant

165-A FIRST FLOOR

PLANS NOT DRAWN TO
SCALE. MAY NOT BE EXACT.

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