

# 165-A Bedford Street, Burlington, MA



## MULTI-UNIT OFFICE / RETAIL CONDO BUILDING FOR SALE

### 4 UNITS

- 4,012 +/-sf
- 1<sup>st</sup> Floor: 2 Units (leased)
- 2<sup>nd</sup> Floor: 2 Units (vacant)
- Roof: 3-4 years old (per owner)
- Separate electric meters, gas meters, and HVAC units (per owner)
- HVAC: 4-5 years old (per owner)
- Zoning: B-G (Business General)
- Parking: 75 shared spaces front & rear
- Town water & Town sewer
- 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. Dentist has a non-compete agreement.

Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

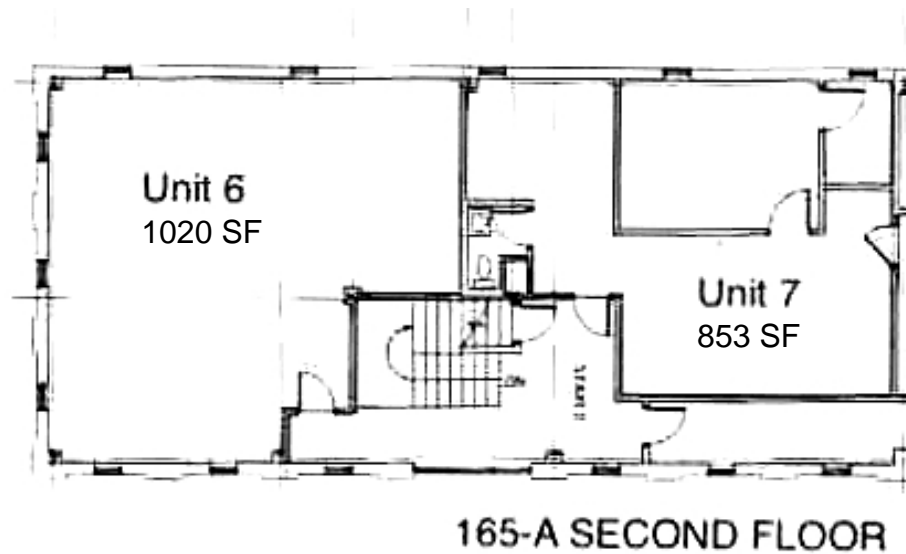
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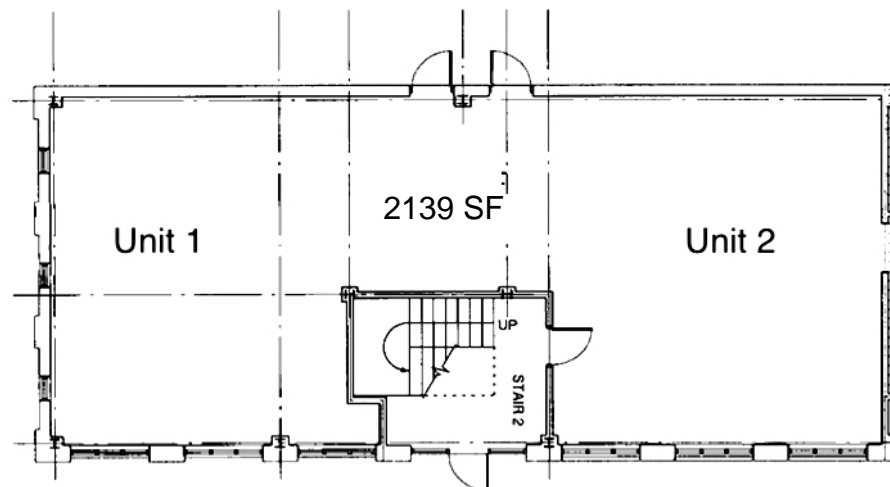
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# 165-A Bedford Street, Burlington, MA



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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