

165-B Bedford Street, Burlington, MA



MULTI-UNIT OFFICE / RETAIL CONDO BUILDING FOR SALE

6 UNITS

- 5,662 +/-sf
- 1st Floor: 3 Units (leased)
- 2nd Floor: 3 Units (2 leased, 1 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-B
FOR SALE
\$998,000

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)

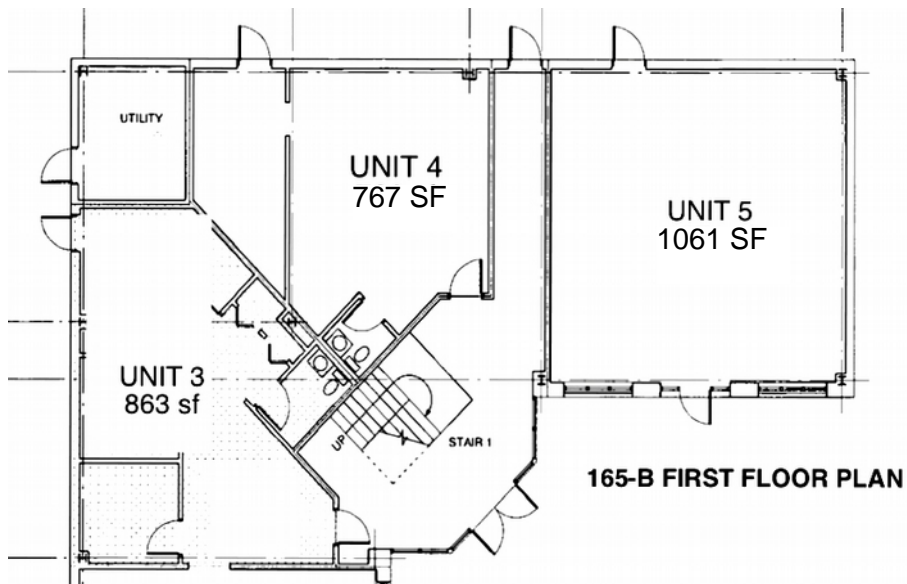
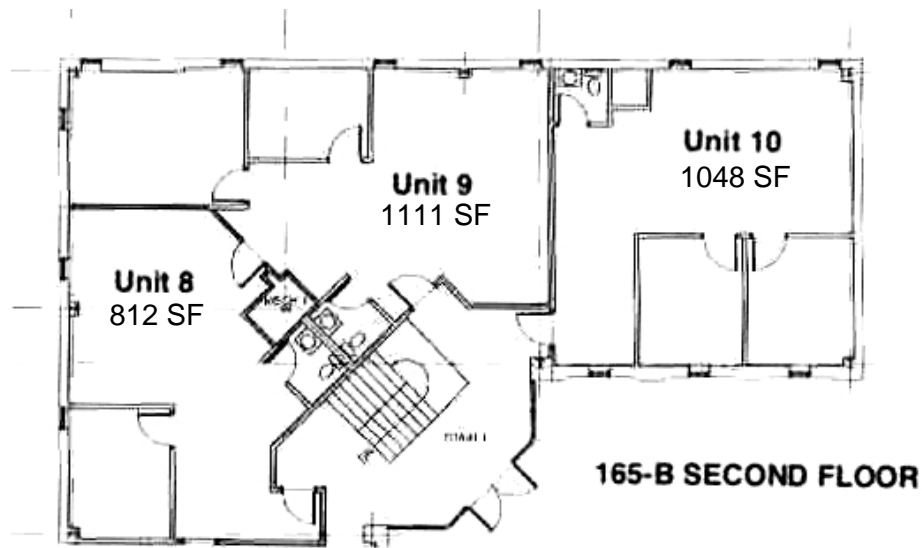
Edward@CarboneRE.com

CarboneRE.com

CARBONE Commercial Real Estate, Inc.

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 © 2021 Carbone Commercial Real Estate, Inc., agent of the Owner/Lessor.

165-B Bedford Street, Burlington, MA



PLANS NOT DRAWN TO
SCALE. MAY NOT BE EXACT.