

# 167 Bedford Street, Burlington, MA



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

### 2 UNITS

- 5,286 +/-sf
- 1<sup>st</sup> Floor: 1 Unit (leased)
- 2<sup>nd</sup> Floor: 1 Unit (vacant)
- 2<sup>nd</sup> Floor unit could be made into 2 or more units.
- Separate electric meters, gas meters, and HVAC units (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

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.

\*To be confirmed.



#167  
FOR SALE  
\$900,000

Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

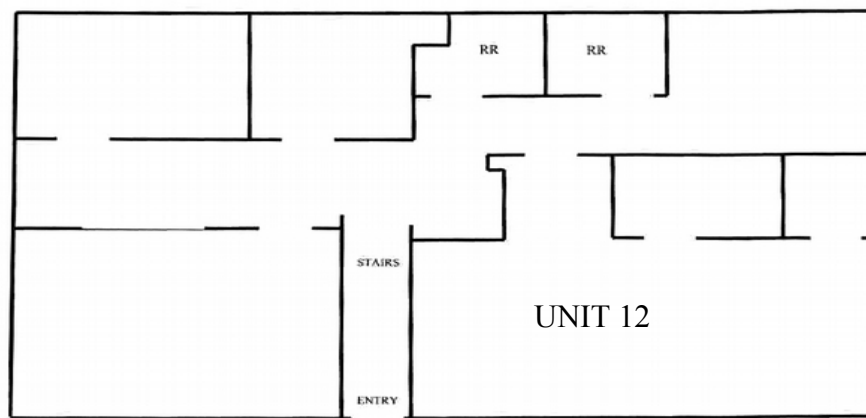
Edward@CarboneRE.com

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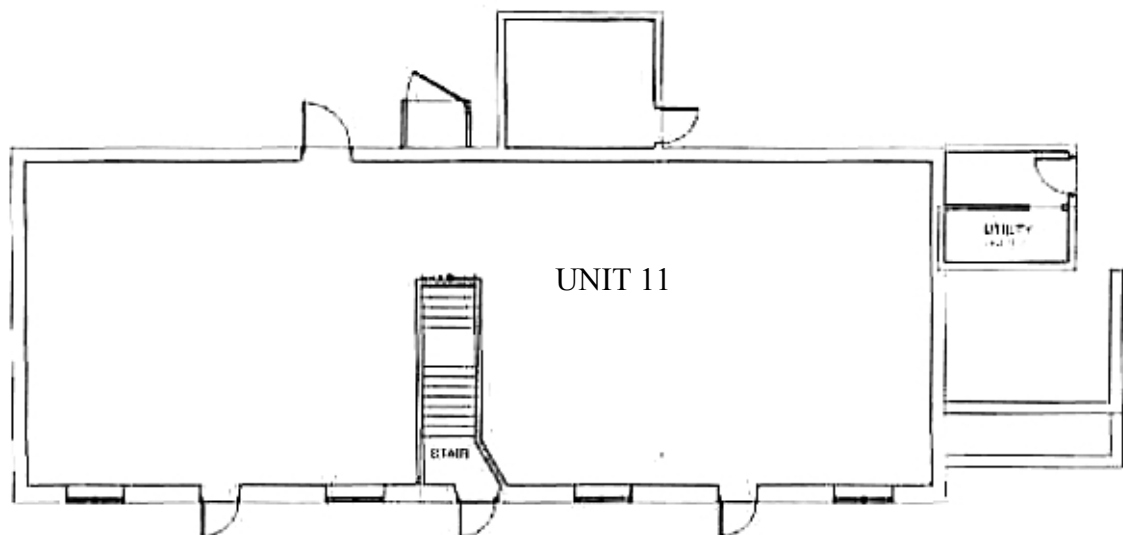
## CARBONE Commercial Real Estate, Inc.

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**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

PLANS NOT DRAWN TO  
SCALE. MAY NOT BE EXACT.