

169 Bedford Street, Burlington, MA



MULTI-UNIT OFFICE / RETAIL CONDO BUILDING FOR SALE

4 UNITS

- 5,124 +/-sf
- 1st Floor: 2 Units (leased: 1 TAW; 1 ending 2025)
- 2nd Floor: 2 Units (vacant)
- Separate electric meters, separate gas meters, and a shared electric meter
- 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



#169
FOR SALE
\$900,000

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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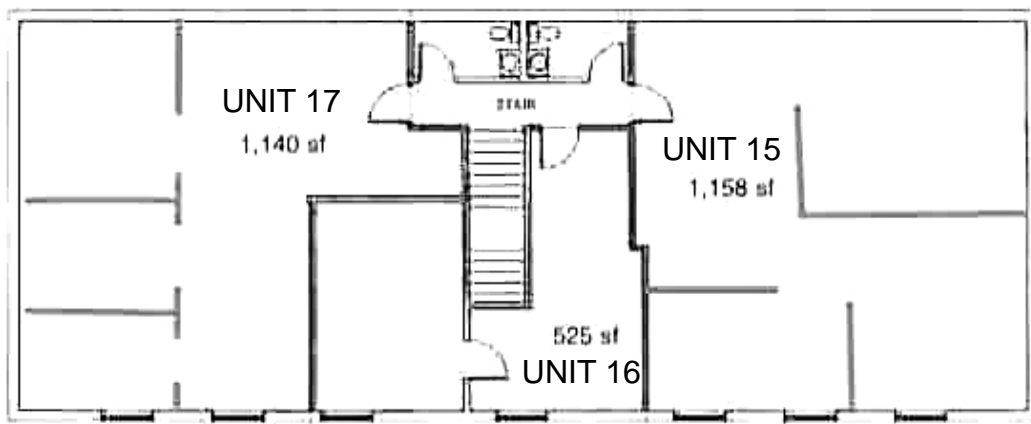
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CARBONE Commercial Real Estate, Inc.

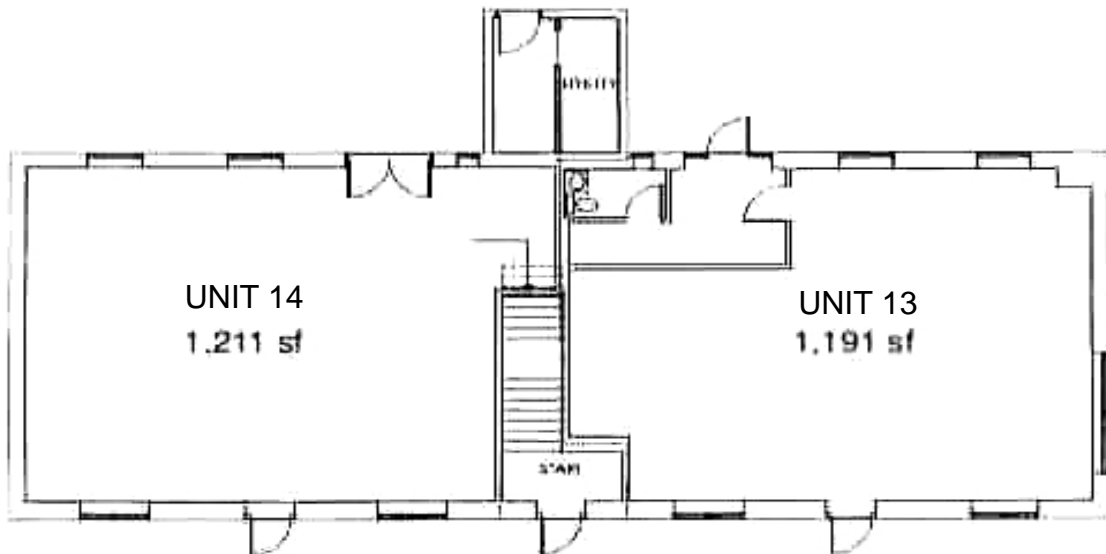
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Note: Units 15 & 16 will be one unit in the condo docs.

SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLANS NOT DRAWN TO
SCALE. MAY NOT BE EXACT.