

169 Bedford Street, Burlington, MA



MULTI-UNIT OFFICE / RETAIL CONDO BUILDING FOR SALE

4 UNITS

- 5,124 +/-sf
- 1st Floor: 2 Units (leased)
- 2nd Floor: 2 Units (vacant)
- Separate electric meters and gas meters; and a shared electric meter (per owner) *
- Separate 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



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

Edward@CarboneRE.com

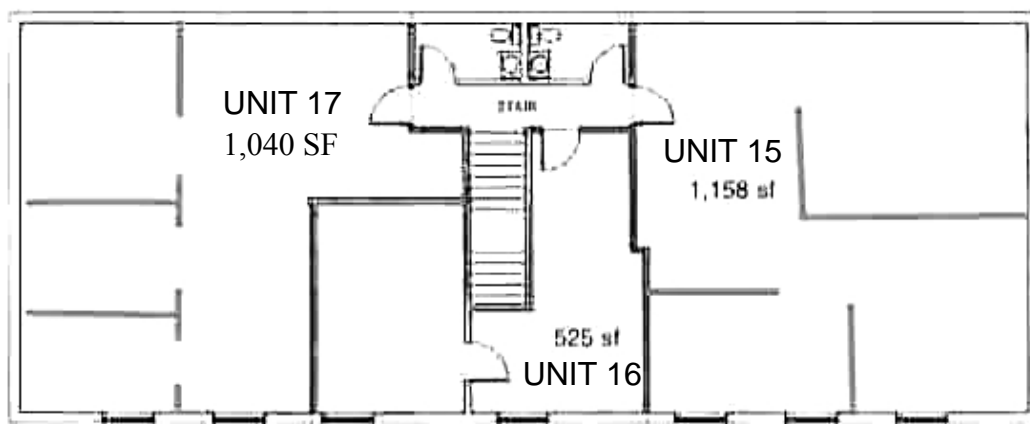
CarboneRE.com

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.

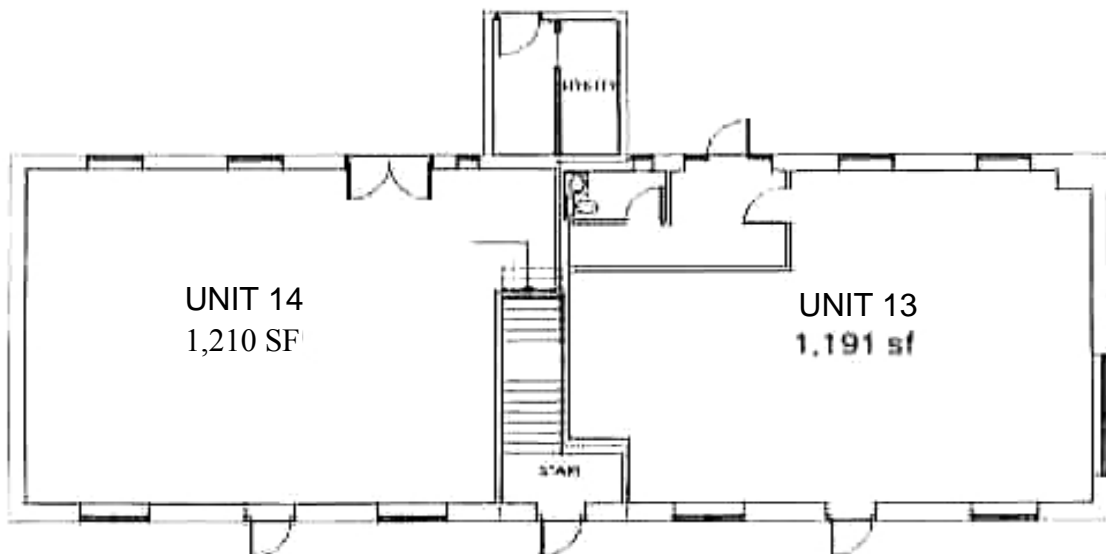
Copyright © 2021 Carbone Commercial Real Estate, Inc., agent of the Owner/Lessor.

169 Bedford Street, Burlington, MA



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.

781.935.5444 (o)
CarboneRE.com

CARBONE Commercial Real Estate, Inc.