

23 Cambridge Street, Burlington, MA



4,000 +/-SF Commercial Retail Building - For Lease

- Lease the entire 4,000 +/-sf, \$30.00 per sf nnn
- Or, potential to sub-divide:
 - Unit 1: 1,500 +/-sf, \$42.50 per sf gross + utilities
 - Unit 2: 1,500 +/-sf, \$42.50 per sf gross + utilities
 - Unit 3: 750 +/-sf, 40.00 per sf gross + utilities
- Single-story Retail showroom
- Excellent visibility
- Large front display windows
- 3 Restrooms, including 1 handicap accessible
- Air conditioned
- Front ramped entry
- 20 Shared parking spaces
- Located along Route 3 across from one of Burlington's most heavily visited retail plazas with multiple chain anchor stores.
- Zoned: B-G



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

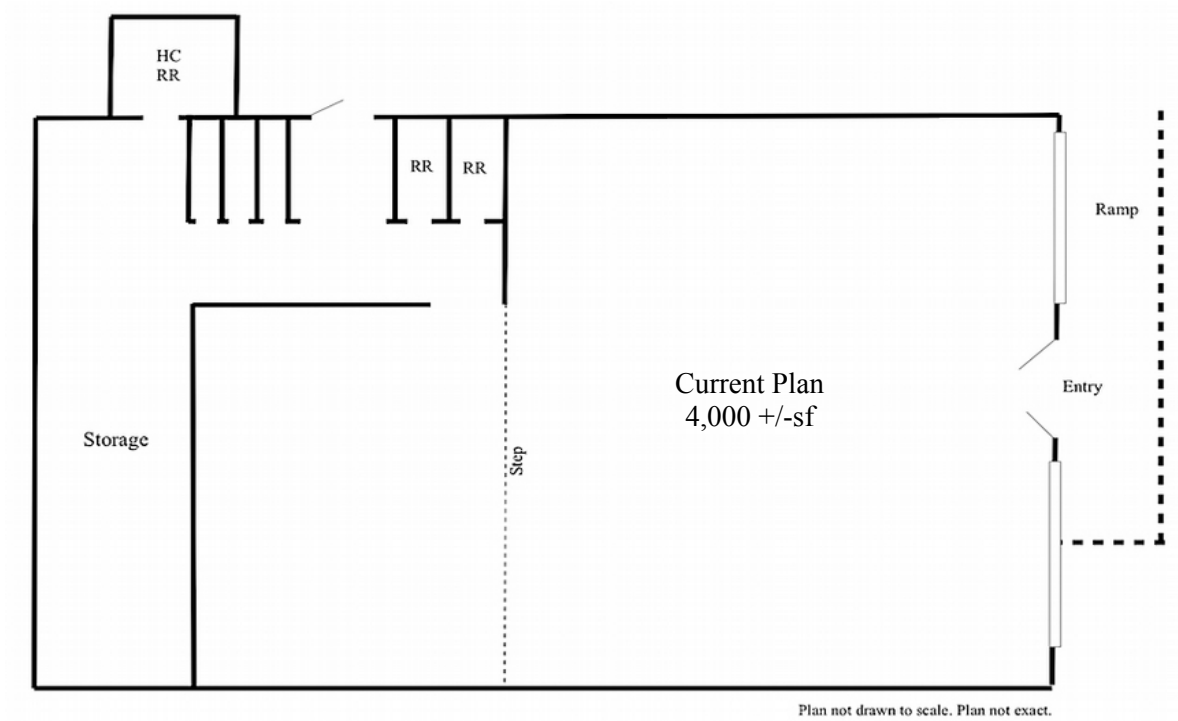
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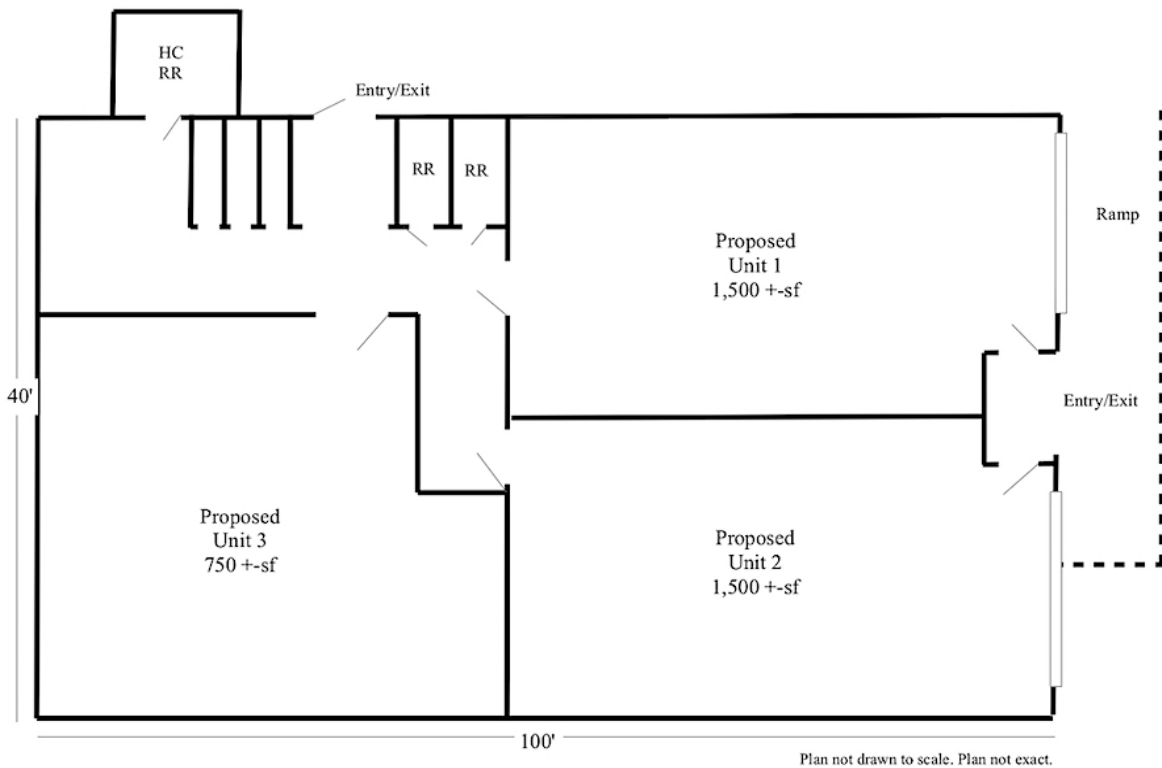
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PROPOSED SUB-DIVISION PLAN:



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