# 271 Main Street, Stoneham, MA – Unit 205



#### Office Condominium For Sale

271 Main Street is a 4-story, 26,463 +/- square foot commercial office building in downtown Stoneham, Massachusetts. The multi-tenant property consists of 19 condominium units. Unit 205 is available for sale. A few of the businesses currently operating here include accountants, insurance agents, attorneys, counselors, design/builders, dentists, and a restaurant that has been in business since 1995.



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#### CARBONE Commercial Real Estate, Inc.

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#### Condo Features

- 1,883 +/- sf
- End unit with 8 private windowed offices, including 2 corner offices
- Built-in reception with glass partitions
- Waiting room for 8 +/-
- 1 Restroom in suite
- Kitchen with vintage stainless steel Sink, appliance & cabinets
- Improved sound-proofing due to added Insulation in office walls and walls built to deck
- HVAC: Approx. 2018; 2 zones Hospital-grade air purification system
- · Electric heat
- Comcast internet service available
- RE Taxes: \$6,745.81 (FY 2023)
- Condo Fee: \$1,037.00 per month
- FOR SALE: \$400,000

#### **Total Building**

BUILDING: 26,463 +/- SF per assessor

BUILT: 1983

ZONING: Central Business District

PARKING: 30 +/- spaces
ROOF: Approx. 2017
ELEVATOR: Updated 2022
WATER/SEWER: Municipal

RESTROOMS Common in hallway LOCATION: Along Route 28,

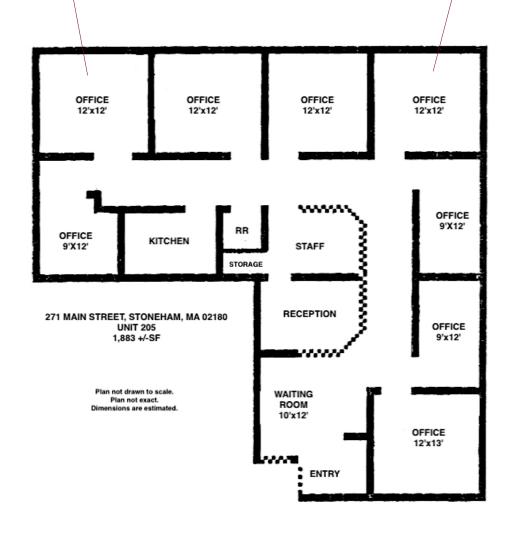
0.8 miles to Route 93 1.3 miles to Route 95/128.



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