

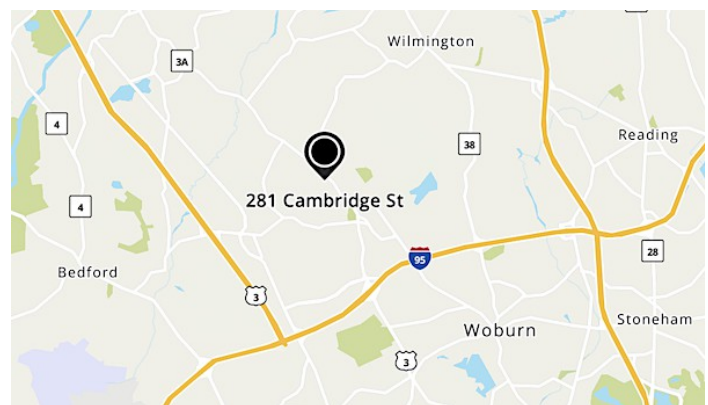
# 281 Cambridge Street, Burlington, MA



## Medical / Office Building – For Sale

281 Cambridge Street is a multi-tenanted medical / office commercial building in Burlington, Massachusetts. This handicap accessible property features seven rentable suites on three levels, five of which are medical type tenants. The 5,454 +/- square foot top floor office suite is available to occupy. A new owner can collect rent from the additional six rental office suites.

This building is 15,650 +/- square feet on a one acre lot zoned BG and CBD. Conveniently located along Route 3A and has 70 +/- onsite parking spaces.



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## CARBONE Commercial Real Estate, Inc.

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## Property Specifications

Total Building:	15,650 +/-sf
First Floor:	5,368 +/-sf (3 Office Units)
Second Floor:	5,454 +/-sf (1 Office Unit)
Basement Level:	4,828 +/-sf (3 Office Units)
Year Built:	1959 +/- per assessor
Addition:	1995 +/- per former owner
Renovated:	2008 +/-
Lot Size:	1.0 +/- Acre Lot per assessor
Lot Frontage:	100' +/- Frontage per assessor
Parking:	70 +/- Parking spaces
Electric Service:	3-Phase, 600 amp
Water:	Municipal
Sewer:	Municipal
Heat Fuel:	Natural Gas and Electric
Elevator:	1 Passenger Elevator
Fire Sprinklers:	Yes
Legal Reference:	Book 50627 / Page 70
RE Taxes:	\$45,382.45 f/y 2025
Zoned:	BG & CBD
Occupancy:	100% currently occupied
Available to Occupy:	Top Floor Office Suite 5,454 +/-sf to be vacant

For Sale: \$3,500,000



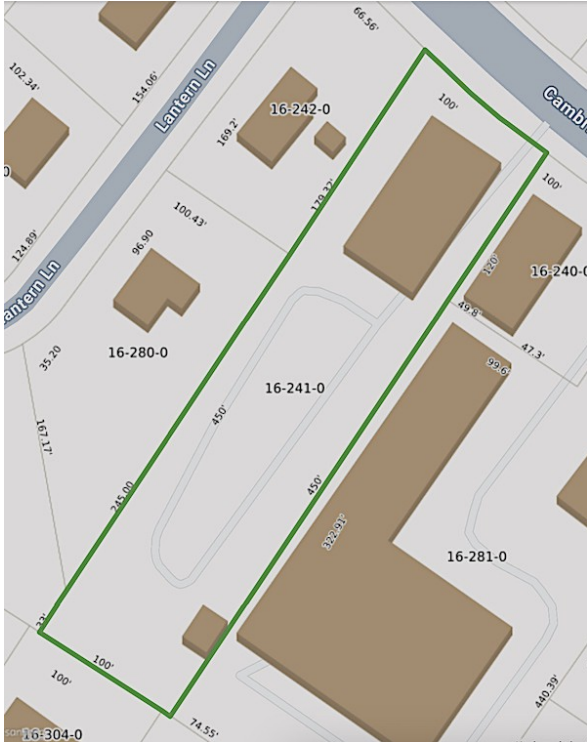
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# 281 CAMBRIDGE STREET, BURLINGTON, MA



281 CAMBRIDGE STREET, BURLINGTON, MA  
2<sup>ND</sup> FLOOR



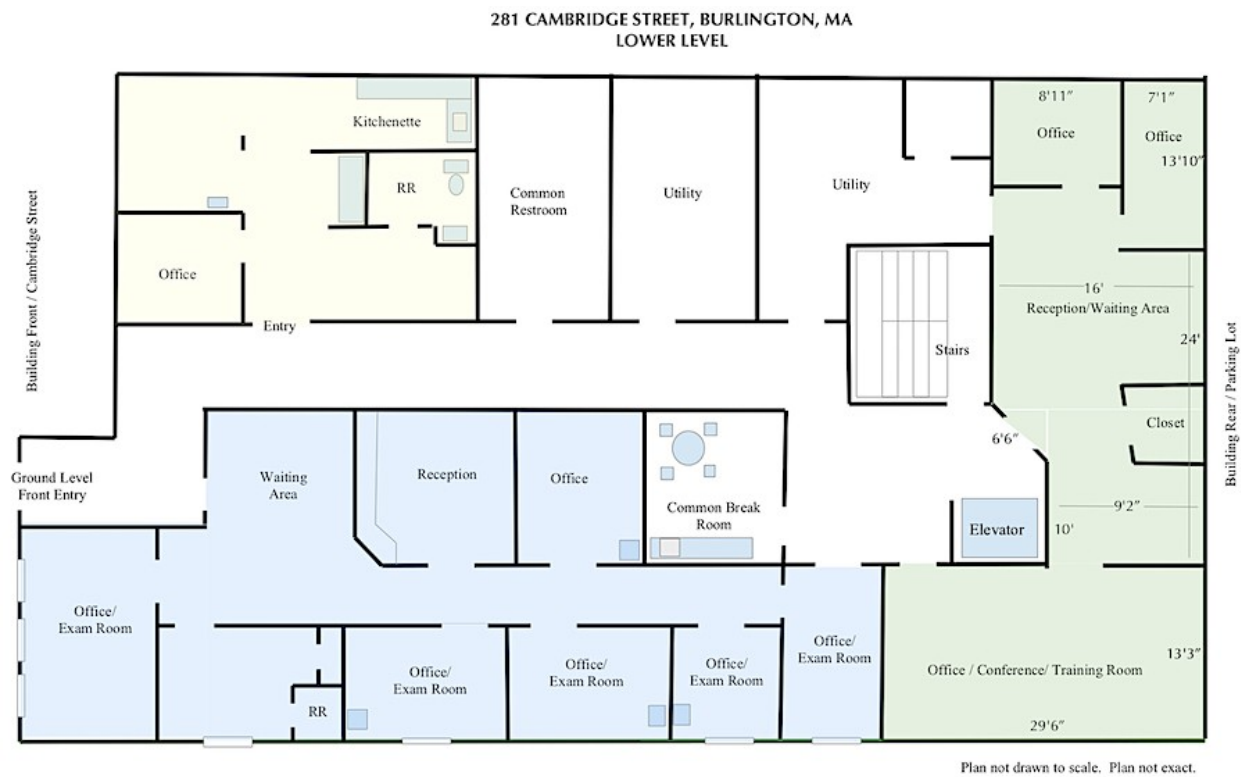
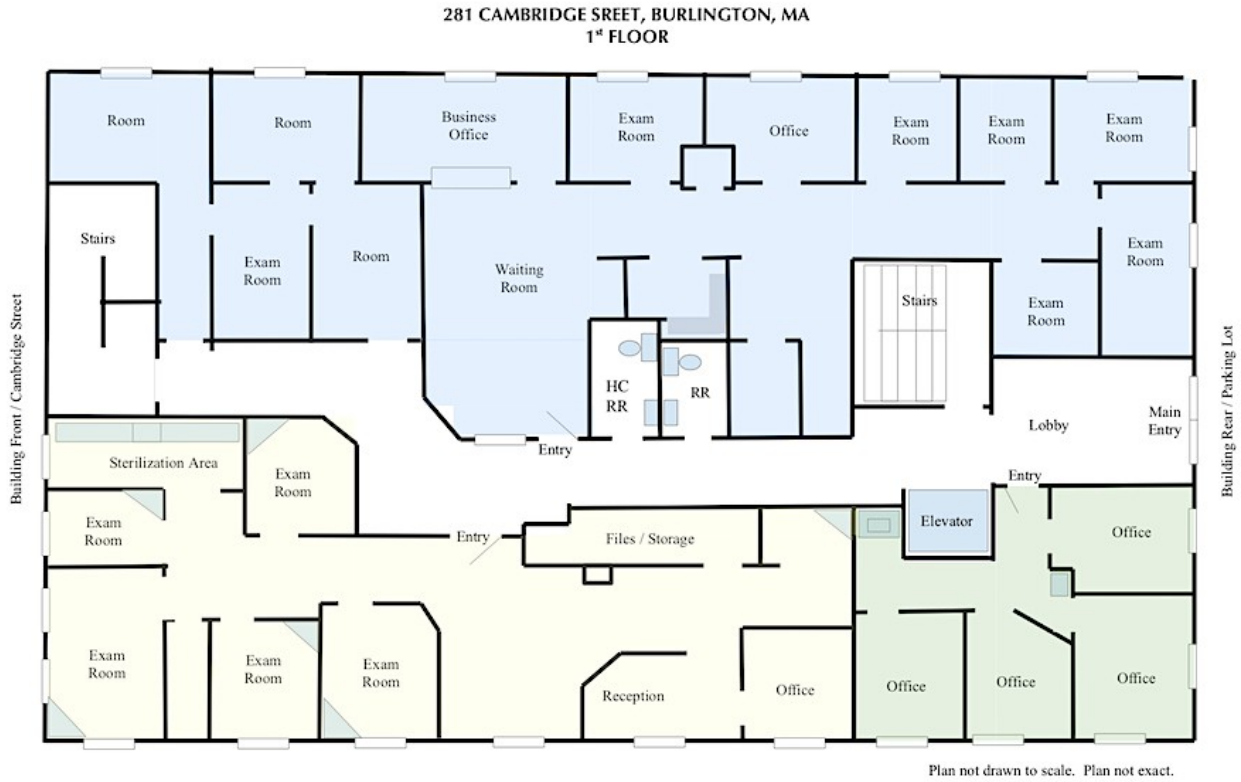
Plan not drawn to scale. Plan not exact.

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# 281 CAMBRIDGE STREET, BURLINGTON, MA





# Commonwealth of Massachusetts

## BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS www.mass.gov/dpl/boards/re MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE **THIS IS NOT A CONTRACT**

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

### THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

### CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

**For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.**

### THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☒ Seller's agent ☐ Buyer's agent ☐ Facilitator

*If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:*

Check one: ☒ Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the ☒ Seller ☐ Buyer

**281 Cambridge St, Burlington, MA 01803**

☐ Designated Agency

Only the licensee named herein represents the ☐ Seller ☐ Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Signature of Real Estate Licensee <i>Edward Carbone</i>	Printed Name of Real Estate Licensee <b>Edward Carbone 9015680</b>	<input checked="" type="checkbox"/> Broker <input type="checkbox"/> Salesperson	<b>April 15, 2025</b>
Name of Real Estate Brokerage Firm <b>Carbone Commercial Real Estate, Inc. #6939</b>	Brokerage Firm Real Estate License #		Today's Date
Signature of Consumer	Printed Name of Consumer	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Today's Date
Signature of Consumer	Printed Name of Consumer	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Today's Date

☐ Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017

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MASSACHUSETTS ASSOCIATION OF REALTORS

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Form 705  
sample2