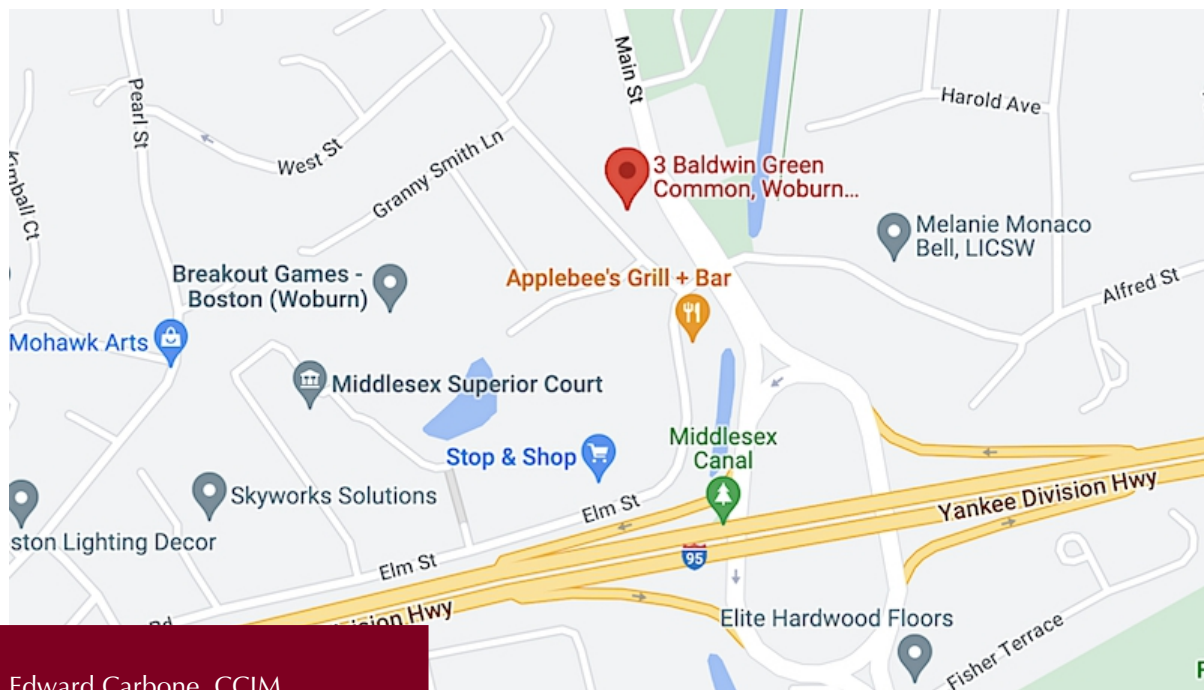


# 3 Baldwin Green Common, Woburn, MA – Unit 202



## 3-Room Office Condo For Sale

3 Baldwin Green is a 3-story commercial office building in Woburn, Massachusetts. The multi-tenant property consists of approximately 30 condominium units. Unit 202 is available for sale.



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

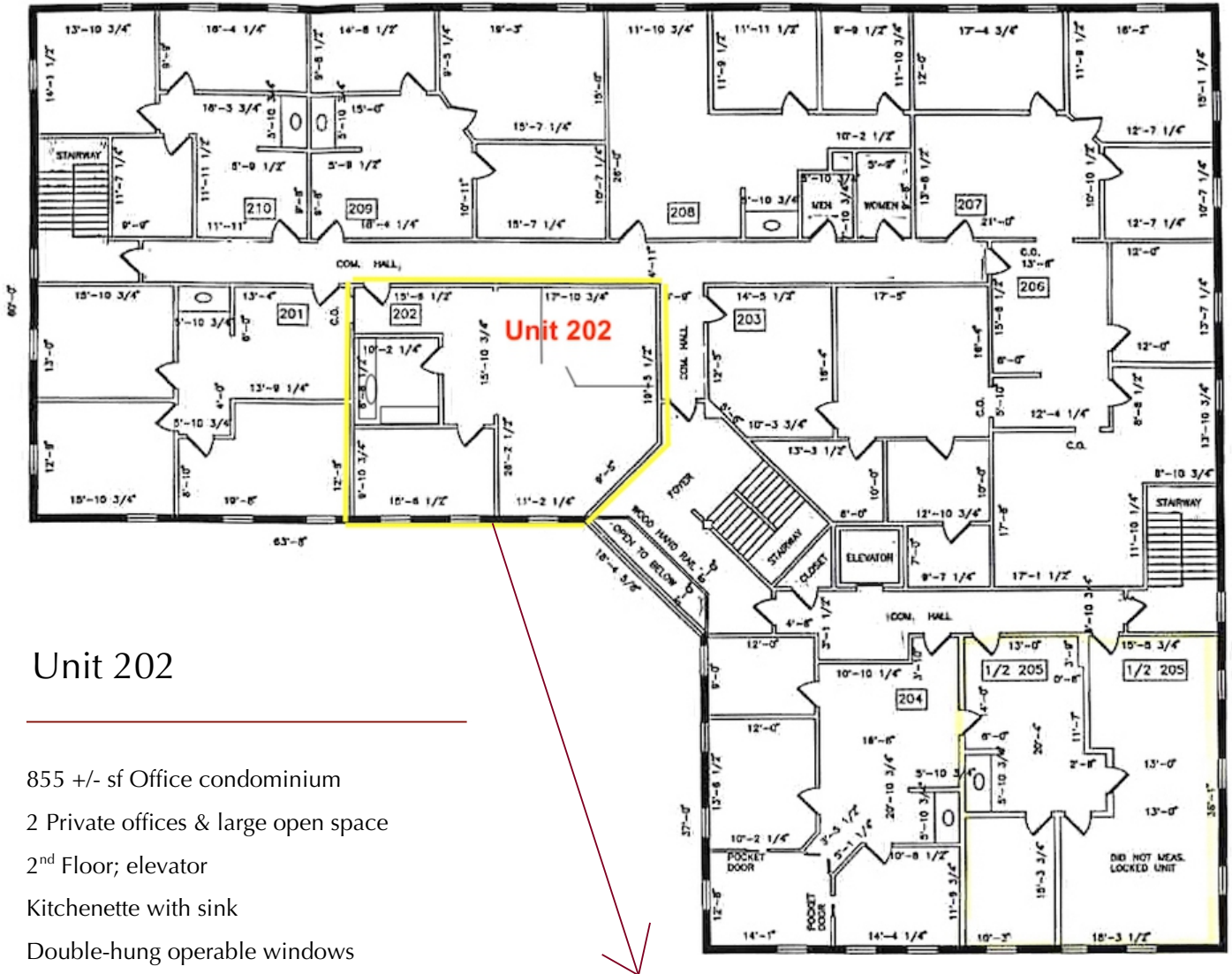
Edward@CarboneRE.com

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## CARBONE Commercial Real Estate, Inc.

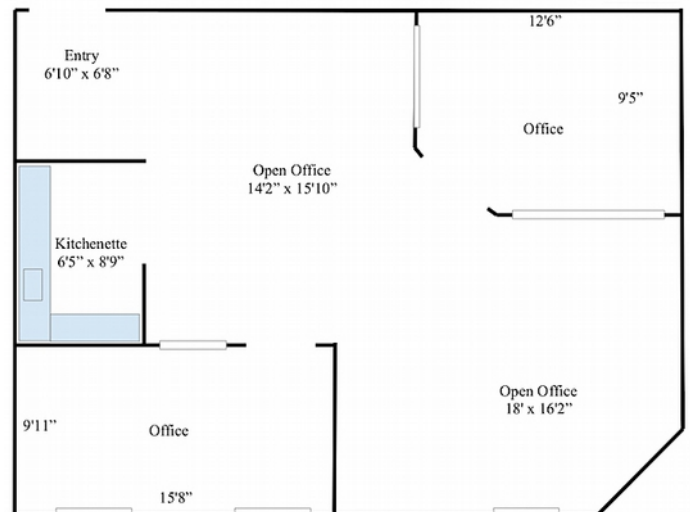
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# 3 Baldwin Green Common - Unit 202



## Unit 202

855 +/- sf Office condominium  
 2 Private offices & large open space  
 2<sup>nd</sup> Floor; elevator  
 Kitchenette with sink  
 Double-hung operable windows  
 Central A/C  
 Common restrooms in hallway  
 Common on-site parking. 60+/- surface spaces  
 Parking lot resurfaced 3 years ago per condo manager  
 Zoned: BH (Business Highway)  
 RE Taxes: \$3,788.32 per year (FY2023)  
 Condo Fee: \$402.59 per month (FY2023)  
 Roof: 17 years (2006-2007) per condo manager  
 FOR SALE: \$245,000



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## 3 Baldwin Green Common - Unit 202



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