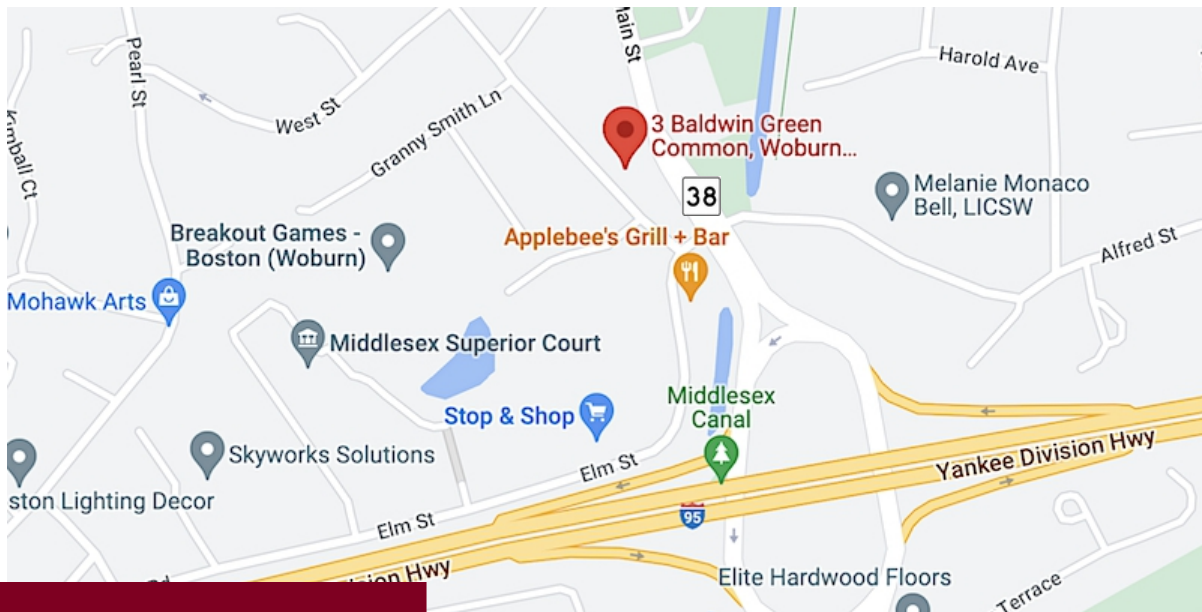


3 Baldwin Green Common, Woburn, MA – Unit 308



4-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 308 is available for sale.



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

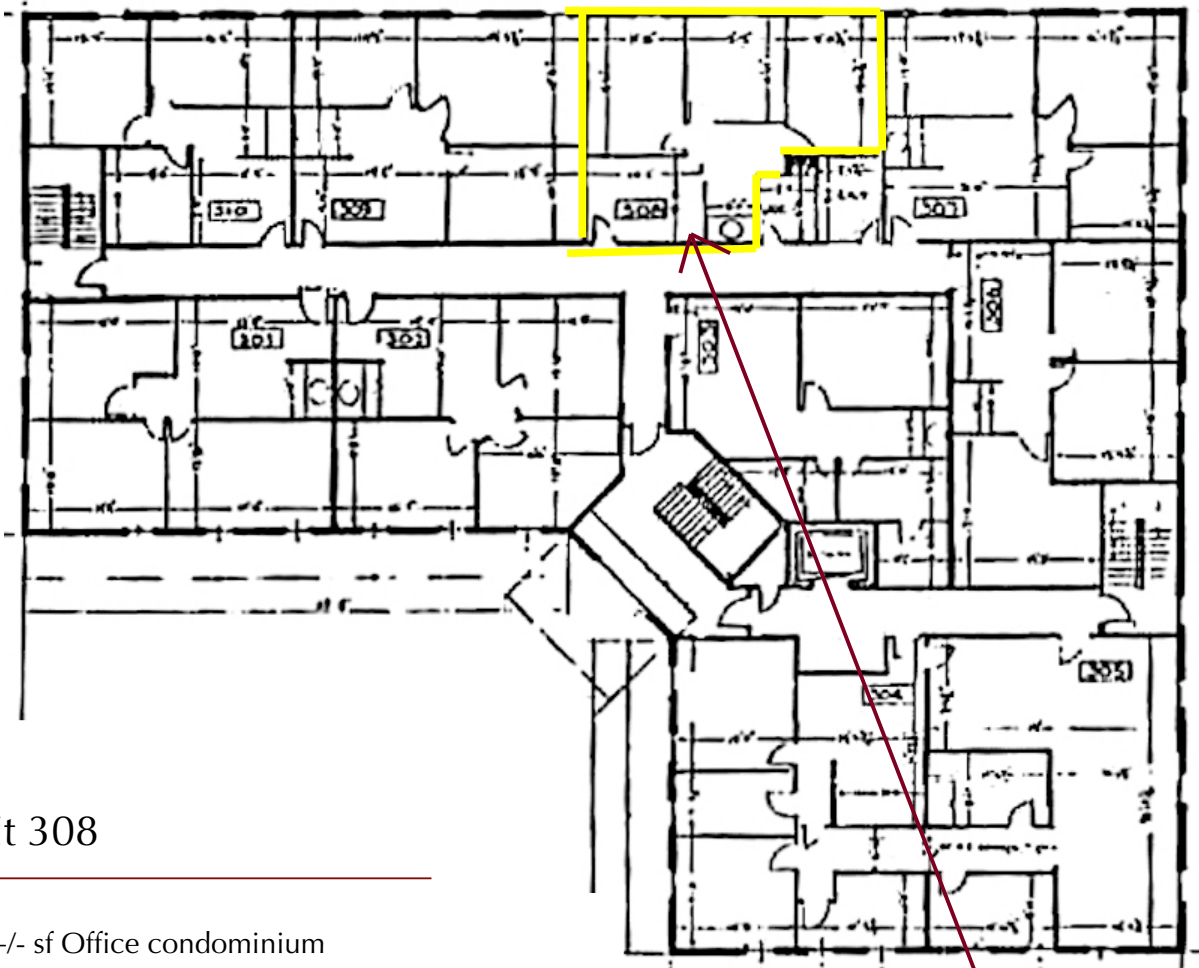
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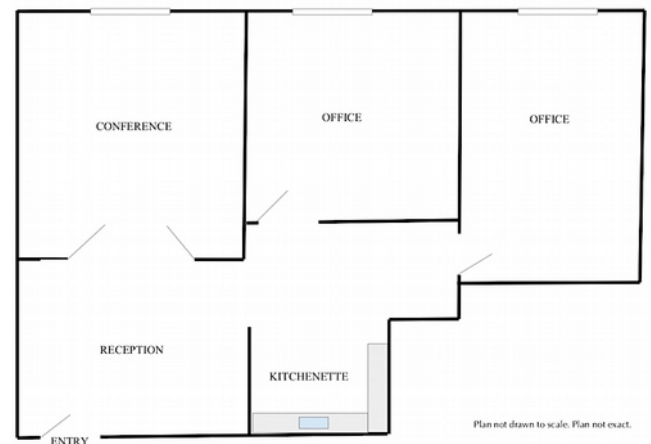
3 Baldwin Green Common - Unit 308



Unit 308

765 +/- sf Office condominium
2 Private offices
1 Conference room (seats 8)
Reception / Waiting area
Kitchenette with sink
1 Passenger Elevator
Common restrooms in hallway
Common on-site parking. 60+/- surface spaces
Parking lot resurfaced 2 years ago per condo manager
Zoned: BH (Business Highway)
RE Taxes: \$3,308.41 per year (FY2023)
Condo Fee: \$444.98 per month (FY2023)
Roof: 16 years (2006-2007) per condo manager

FOR SALE: \$205,000



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