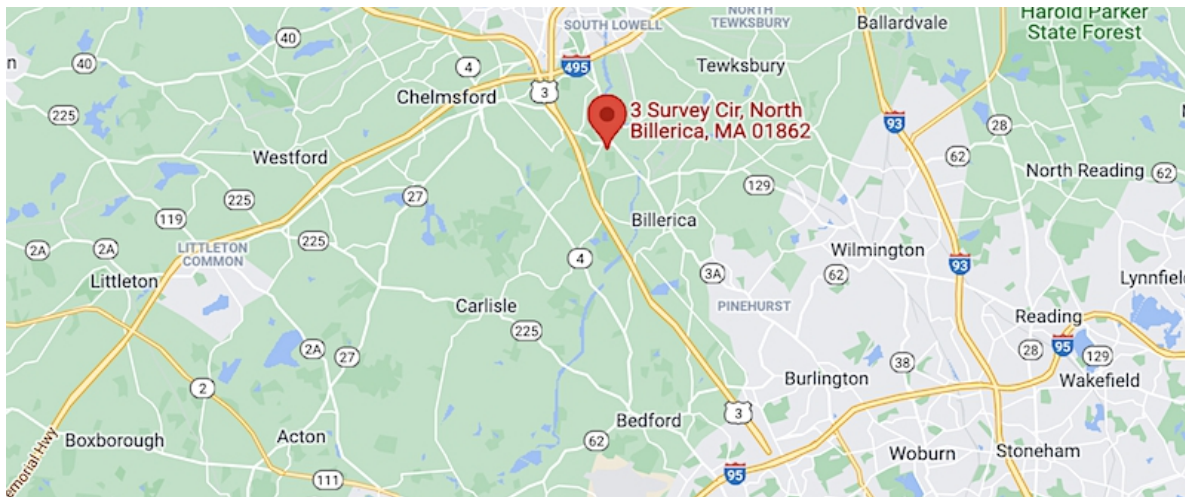


# 3 Survey Circle, Billerica, MA



## For Sale

3 Survey Circle is a 9,216 +/- sf commercial property on 1.26 acres in Billerica, Massachusetts. The two-story, office building consists of four condominium units, each 2,304 +/- sf. The two second floor units are being offered for sale. This is an investment opportunity for a business owner to occupy the entire second floor or to occupy one half and collect rent from possible tenants in the other half.



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## CARBONE Commercial Real Estate, Inc.

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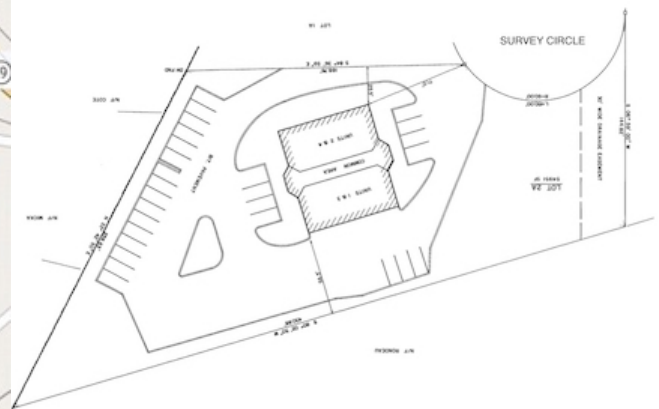
## 3 Survey

### Site Features

UNIT 3:	2,304 +/- sf
UNIT 4:	2,304 +/- sf
FLOOR:	2nd
ZONING:	General Business
PARKING:	46 +/- spaces
UTILITIES:	Septic; Gas
HVAC:	1 per unit
ROOF:	June 2020
FIRE SPRINKLERS:	Yes
RE TAXES:	\$5,347/year per unit (FY2021)
CONDO FEE:	\$450/month per unit (2021)
FOR SALE:	\$275,000 per unit



Source: Town of Billerica / mapsonline.net



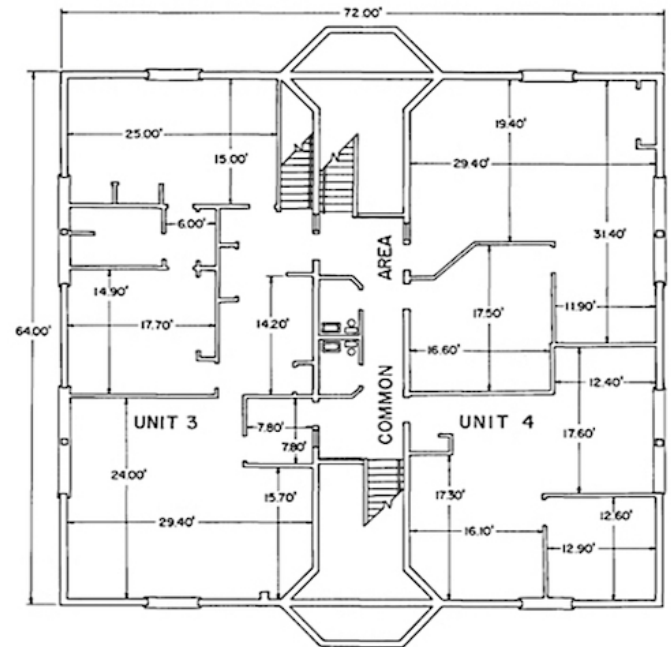
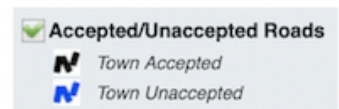
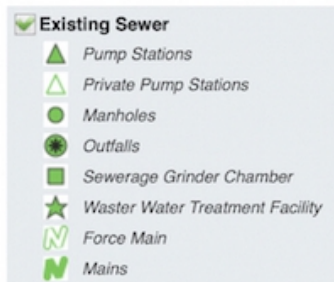
Source: Howe Surveying Associates, Inc.

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# 3 Survey



SECOND FLOOR PLAN

Source: Howe Surveying Associates, Inc.

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