

# 3 Woodland Road, Stoneham, MA - Unit 411



3 Woodland Road is a medical building complex located along the Middlesex Fells Reservation and Spot Pond in Stoneham, Massachusetts. The building has approximately 45 office condominiums. Unit 411 is available for sale or lease.

## Medical Office Condominium For Sale or Lease

- 1,330 +/- sf medical office
- Reception with 3 workstations and storage closet
- Waiting area for 9 people
- 4 Exam rooms with sinks
- Lab area with cabinets and sink
- Conference room or manager's office
- 2 Restrooms within the unit
- Rent includes base year RE taxes & base year condo fees  
(FY2024: RE Tax \$3,626.88/year; Condo Fee \$1,364.36/month)
- Condo fee includes master Insurance, snow plowing, landscaping, water, sewer, trash disposal, common area electric, common area, cleaning, hvac maintenance
- Current condo documents limit use to medical only

**FOR SALE:** \$339,900

**FOR LEASE:** \$3,000 per month plus electric



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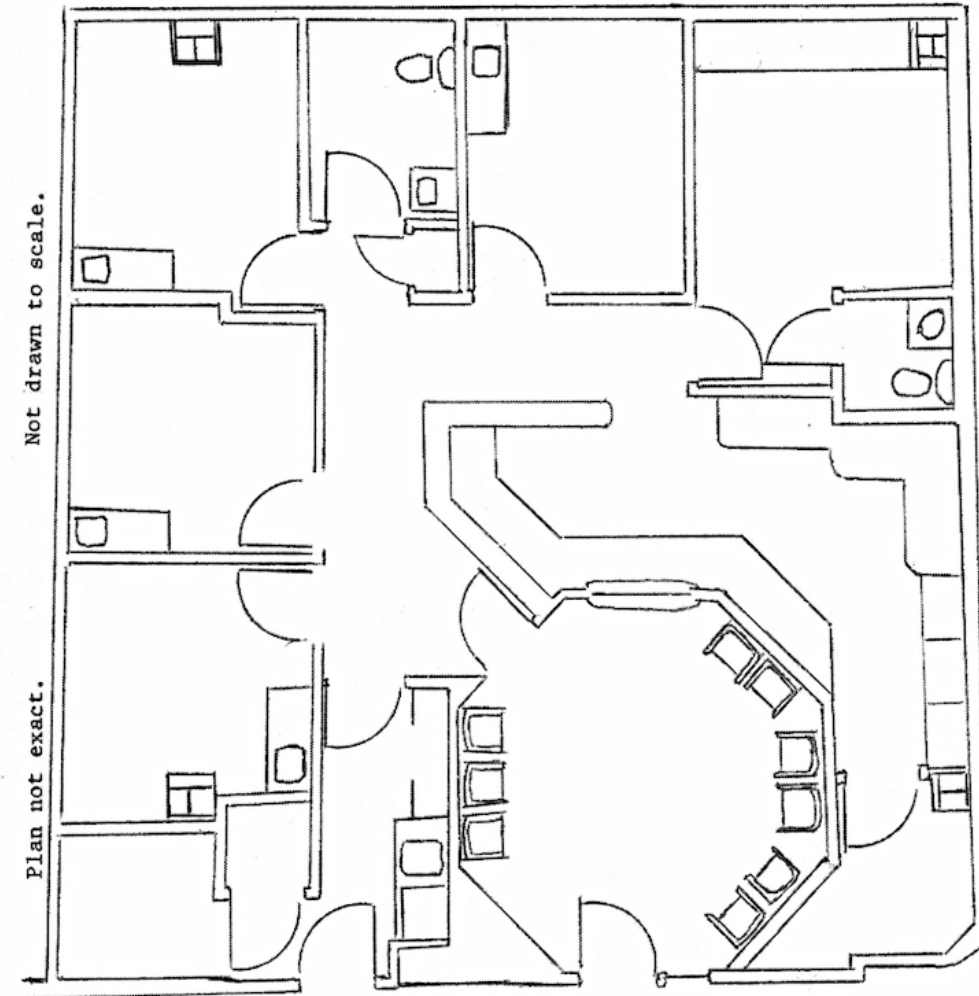
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