

58 Concord Street, North Reading, MA



10,000 +/- SF Office Building with Contractor Yard - For Sale

58 Concord is a stand alone, two-story, commercial office building in North Reading, Massachusetts. This 2-story brick building sits on 1.42 acres and includes a fenced yard area with a detached garage and shed. This is an ideal opportunity for an owner-user.

Featuring over 9,600 +/-sf of office space, this building was specifically designed for businesses requiring a flexible floor plan consisting of multiple private perimeter offices and conference rooms as well as open collaborative space. The fenced in yard space also accommodates the industrial segment of a business requiring outside private storage.

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CARBONE Commercial Real Estate, Inc.

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58 CONCORD STREET, NORTH READING, MA

For Sale: \$2,650,000

Structures: 9,600 +/-sf 2 Story Brick Office Building
220 +/-sf Shed*
384 +/-sf Detached Garage*

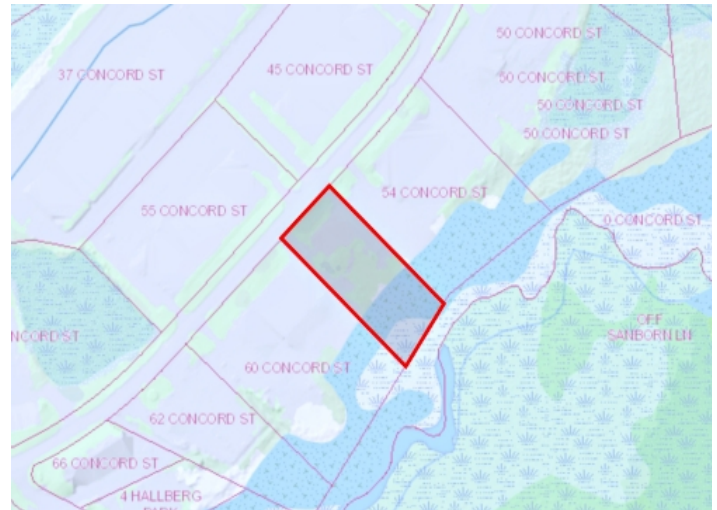
Yard: 12,000 +/- sf Fenced Area

1st Flr Office: 4,800 sf, 7 private offices, 12-person Conference room, eat-in kitchen, 1 full bath with shower, 2 restrooms, mail Room, accounting area, storage room, utility room.

2nd Flr Office: 4,800 sf, 19 private windowed offices, 8-person conference room, 2 restrooms.

Occupancy: Available

Parking: Approx. 38 parking spaces, plus fenced-in outside storage area



* per Assessor



Building Specifications

Lot: 1.42 acres
Built: 1968
Docs: Book 01182 / Page 0022
Renovated: 2000, 2022
Power: 400 amp – 3 phase
Zoned: Industrial Office
Aquifer Protection District
Water: Municipal
Septic: Private
Heat: Gas
A/C: 95%
Roof: New roof installed June 2020 with a 20-year warranty

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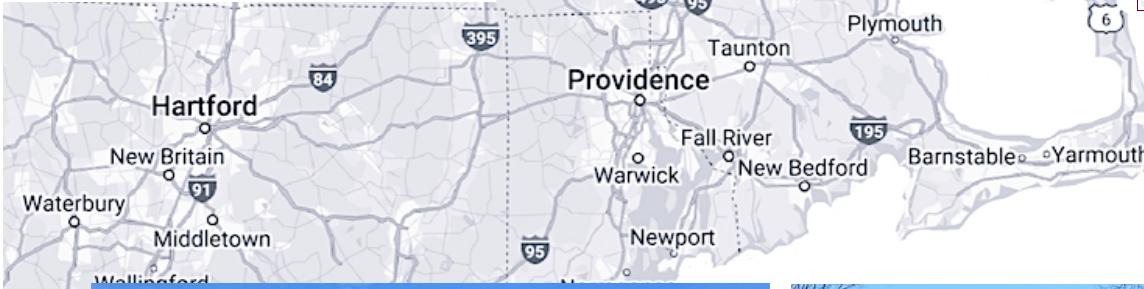
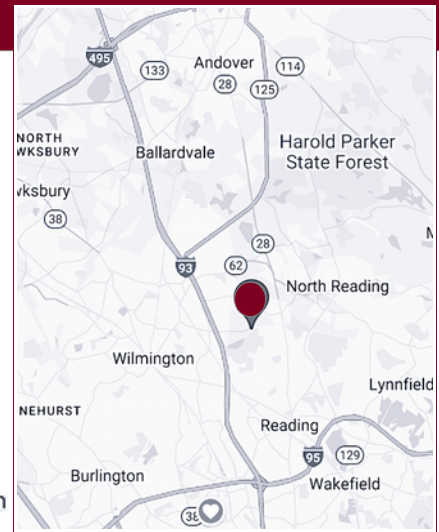
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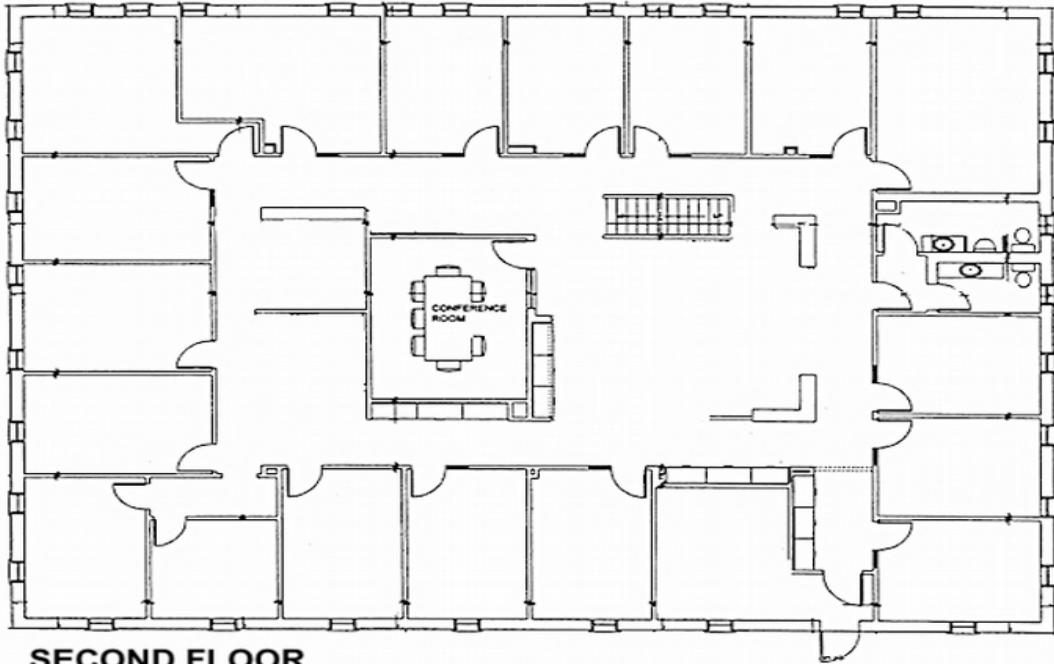
Location

- 1 mile to Route 93
- 5 miles to Route 128/I-95
- 8.8 miles to I-495
- 19 miles to Logan International Airport, Boston, MA
- 38 miles to Manchester Regional Airport, Manchester, MA

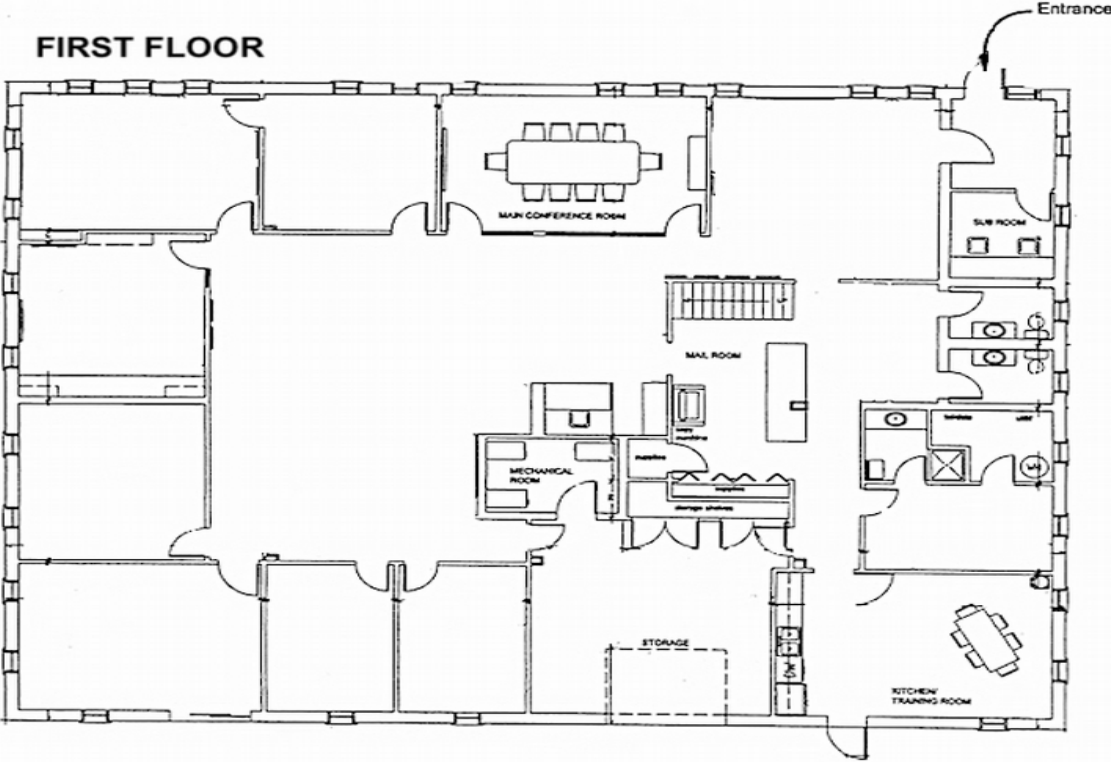


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SECOND FLOOR

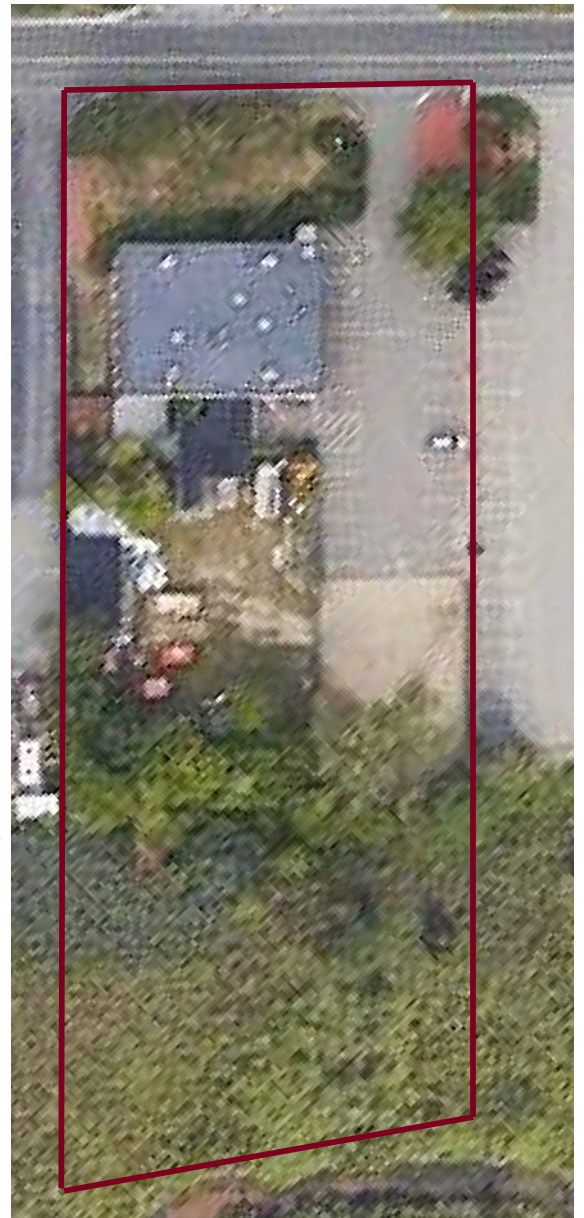
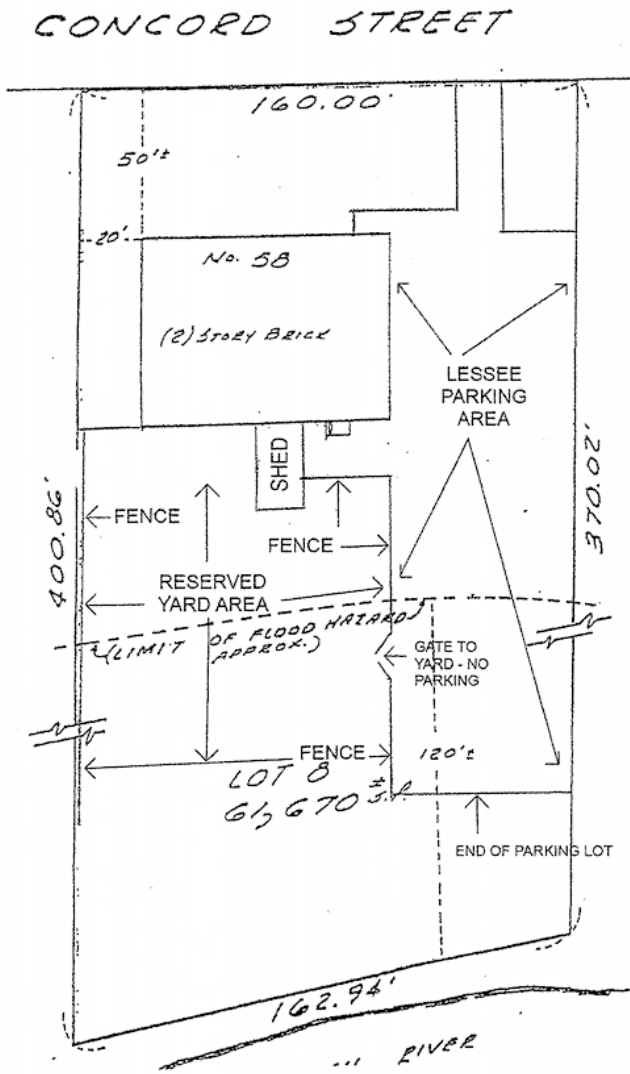


FIRST FLOOR

Plans may not be exact.

Exhibit A
Premises Plan

NOT TO SCALE



Red line not exact.



Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS
www.mass.gov/dpl/boards/re
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THIS IS NOT A CONTRACT

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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.

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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.

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Check one: [X] 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: [X] Non-Designated Agency [] Designated Agency
The real estate firm or business listed below and all other affiliated agents are also working as the agent of the [X] Seller [] Buyer
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.

58 Concord Street, North Reading, MA

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein: Edward Carbone 9015680 [X] Broker [] Salesperson April 26, 2024

Signature of Real Estate Licensee: Carbone Commercial Real Estate, Inc. #6939
Printed Name of Real Estate Licensee: Carbone Commercial Real Estate, Inc. #6939
License #:
Name of Real Estate Brokerage Firm:
Brokerage Firm Real Estate License #:
Signature of Consumer:
Printed Name of Consumer:
[] Buyer [] Seller
[] Buyer [] Seller

[] Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017

