

OFFICE CONDO FOR SALE

33 BEDFORD U:19B

33 BEDFORD STREET U:19B,
LEXINGTON, MA 02420



Albert Bouchie

Managing Director

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GIBSON
Commercial

33 Bedford U:19B

33 BEDFORD STREET U:19B, LEXINGTON, MA 02420 | OFFICE BUILDING FOR SALE

GIBSON
Commercial



Property Description

367 sqft three room Office Condo Unit for Sale in a professional building in Lexington, MA. Features a waiting room and two offices.

Location Description

Discover the prime commercial potential of the quintessential New England charm of Lexington, MA. Nestled amidst historic streets and modern amenities, the area offers a captivating blend of small-town allure and big-city accessibility. The property is conveniently situated near the historic Lexington Battle Green and nearby retail and professional businesses of downtown Lexington. With close access to I-95, Boston is just a short drive away.

Site Description

Located in a professional office condo building

Exterior Description

Neo-Colonial style architecture

Parking Description

16 Surface spots

Construction Description

Wood Frame

Condo Fees:

\$281/Month. Includes insurance, common area cleaning and landscaping

Taxes

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Property Description

Discover a prime opportunity for office investment with this professional 367 SF office condo unit situated in a well-established building in the Boston area. Built in 1981, this 3 room unit features a waiting room and 2 offices, catering to a range of commercial needs. With heavy daytime traffic, it offers an ideal setting for businesses seeking visibility and accessibility. Whether for owner occupation or rental income, this unit presents a versatile and compelling investment in a dynamic market. Don't miss out on the chance to secure a valuable foothold in the thriving commercial landscape of the Boston area.

Property Highlights

- 367 SF office condo unit
- Professional Building

Offering Summary

| | |
|---------------------------|-----------|
| Sale Price: | \$175,000 |
| Number of Building Units: | 20 |
| Unit Size: | 367 SF |
| Unit Offices: | 2 |

Demographics

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|------------------|-----------|-----------|--------|
| Total Households | 180 | 797 | 2,947 |
| Total Population | 504 | 2,188 | 8,579 |

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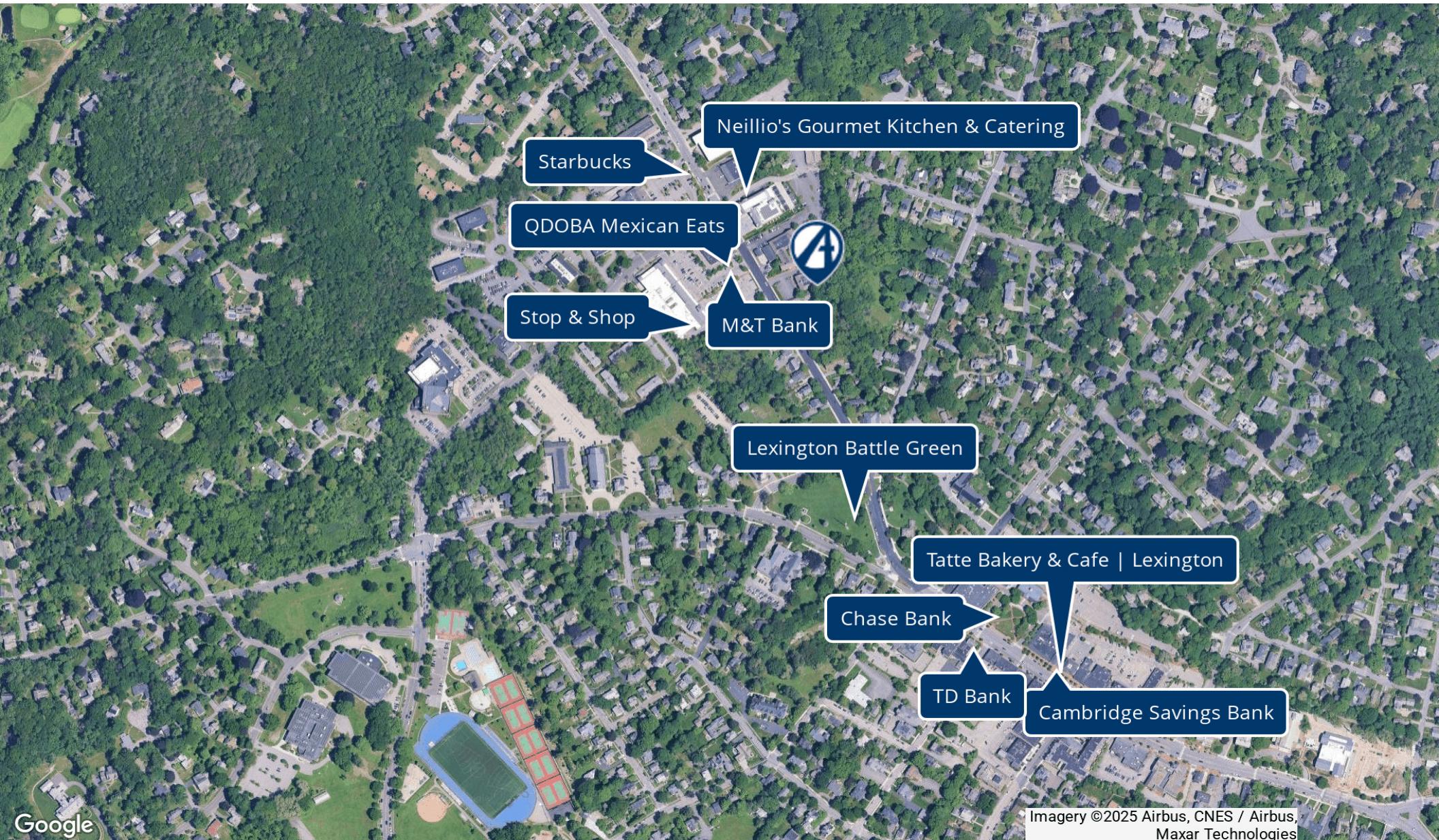
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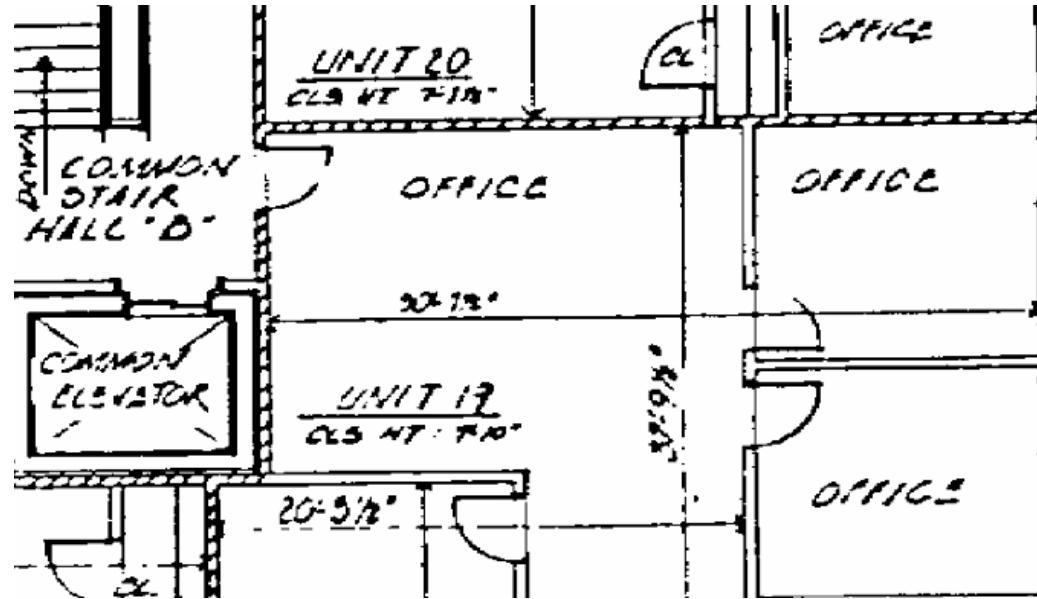
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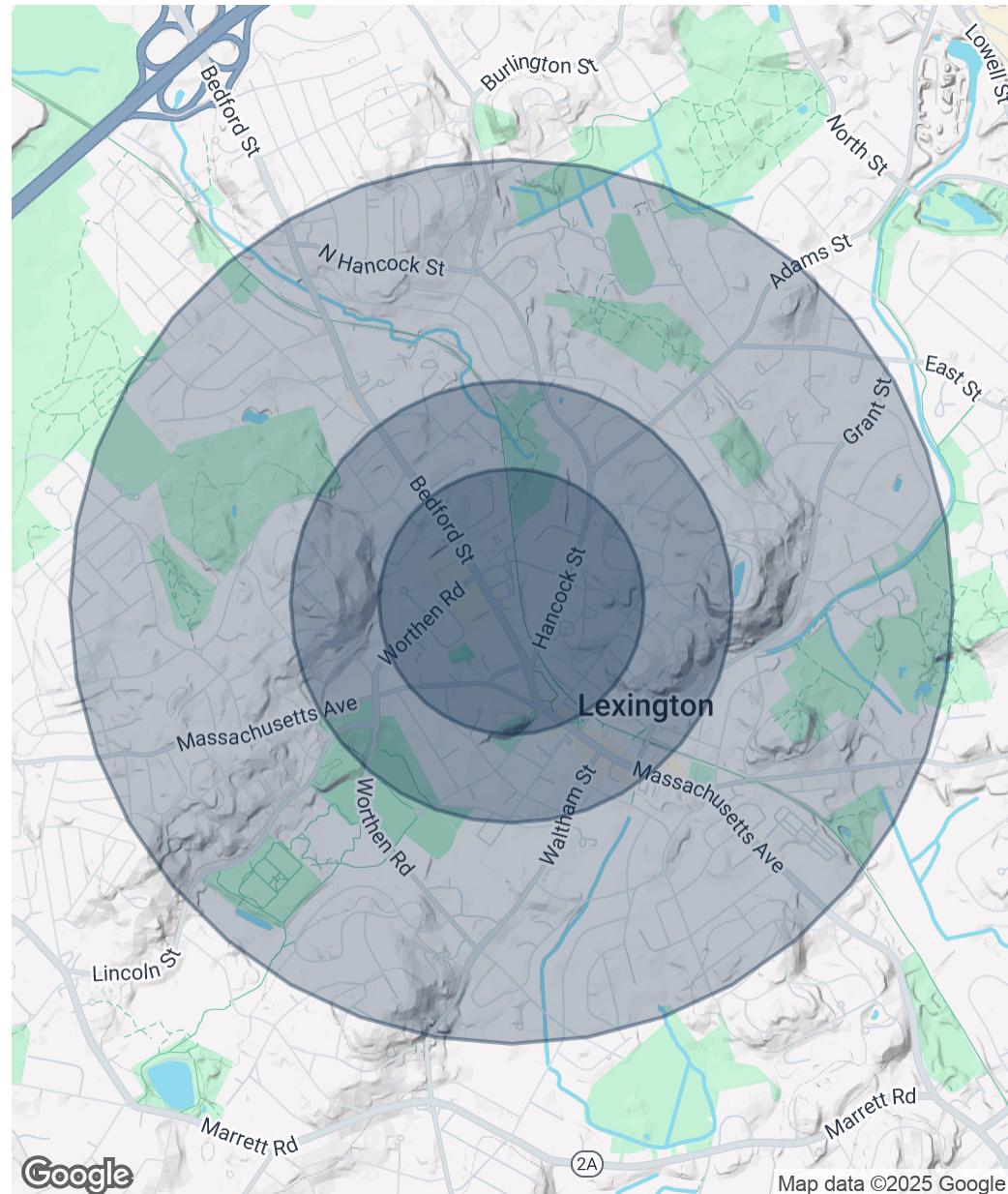
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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 504 | 2,188 | 8,579 |
| Average Age | 44 | 45 | 44 |
| Average Age (Male) | 43 | 44 | 43 |
| Average Age (Female) | 45 | 45 | 45 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-------------|-------------|-------------|
| Total Households | 180 | 797 | 2,947 |
| # of Persons per HH | 2.8 | 2.7 | 2.9 |
| Average HH Income | \$322,756 | \$307,820 | \$289,551 |
| Average House Value | \$1,469,906 | \$1,473,566 | \$1,409,430 |

Demographics data derived from AlphaMap



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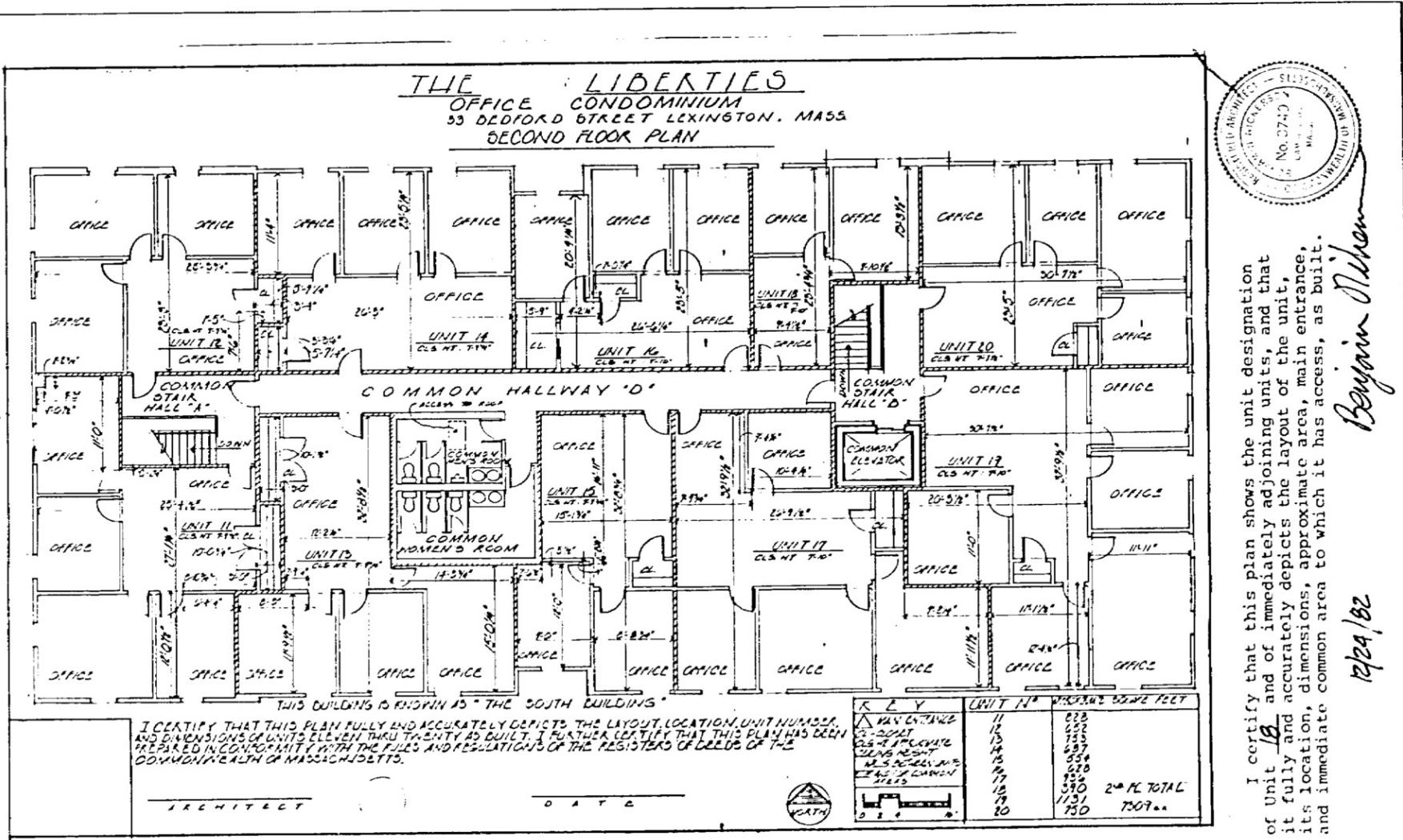
33 Bedford Building Floor Plan

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BK 1 4843 PG 547



I certify that this plan shows the unit designation of Unit 10 and of immediately adjoining units, and that it fully and accurately depicts the layout of the unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built.

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