



CHRISTOPHER J. BARRETT, REALTORS

Experience, integrity and commitment...for two generations

45 Albion St., Wakefield, MA

Commercial | 9 Office Spaces | 5 Half Baths | 3,420+/- sf | \$1,850,000



REALTYGUILD

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45 Albion St
Wakefield, MA 01880-2801
Commercial/Industrial

MLS #: 73419549	Status: New
List Price: \$1,850,000	
List Date: 8/19/2025	
Area:	Off Market Date:
Days on Market (Total): 1	Days on Market (Office): 1

Property Features

Lot Size: 5,732 Sq. Ft.	Type: Office
Acres: 0.13	Parking Spaces: 14
Frontage: 114	Traffic Count:
Depth:	Lien & Encumb:
Survey: Yes	Undrgrnd Tank: No
Plat Plan: Yes	Easements:
Subdivide: Yes	Site Condition: Dry, Open, Improved



Building & Property Information

Residential:	# Units: 0	Square Ft: 0	Assessed Value(s):	Space Available For: For Sale
Office:	9	3,420	Land: \$284,300	Lease Type: Triple Net Lease (NNN)
Retail:	0	0	Bldg: \$412,400	Lease Price Includes: Building, Other (See Remarks)
Warehouse:	0	0	Total: \$696,700	Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
Total:			# Stories: 2	21E on File: No
			# Units: 1	
Drive in Doors: 0	Expandable: Yes	Gross Annual Inc: 96000		
Loading Docks: 0	Dividable: Yes	Gross Annual Exp:		
Ceiling Height:	Elevator: No	Net Operating Inc:		
# Restrooms: 5	Sprinklers: No	Special Financing: No		
Hndcp Accessibl: No	Railroad siding: No	Assc: No Assoc Fee:		
Lender Owned: No	Short Sale w/Lndr.App.Req: No			

Virtually turn key office building in the Albion St., Wakefield Business district. Close proximity to downtown and commuter rail. 45 Albion St., has been completely renovated with new 2nd floor addition in 2024. New Hardie board siding, PVC trim, windows, roof, trex decking, plumbing, wiring, mini splits, life proof vinyl floors throughout and motion controlled security lighting. The 1,500 S/F 1st floor consists of 2 story open concept entry foyer with winding staircase, reception area, 5 offices, 2 lavs, 1 with exclusive office access. The 1,200 S/F 2nd flr has 4 offices, 2 lavs including 1 executive corner office w/ private lav and 22 foot open air open porch. The lower level is finished with a 25X14, conference room/kitchenette, office and utility room. Additionally, there is an outside employee patio and seating area. This building is ideally suited for a single use tenant but could fairly easily be morphed in a multi use tenant situation. Off-street parking for 14 cars.

Tax Information

2025 Taxes: \$15,160	Assessment: \$696,700	Cert: 000000000276	Zoning Code: B
Pin #: M:000012 B:0147 P:000149		Map: Block: Lot: Book: 80953	Page: 241

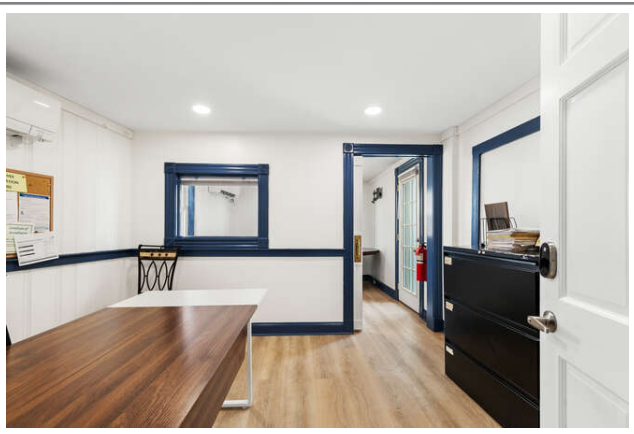
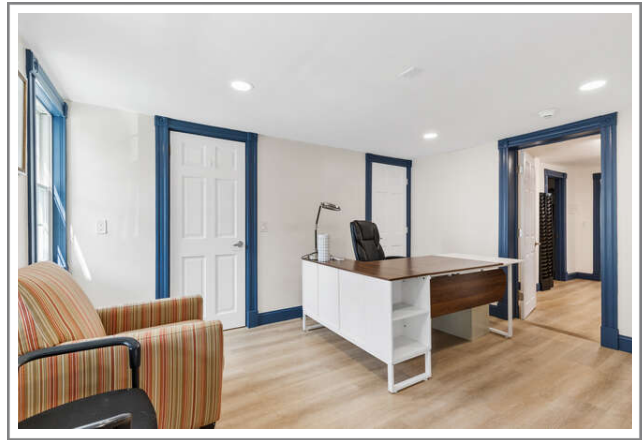
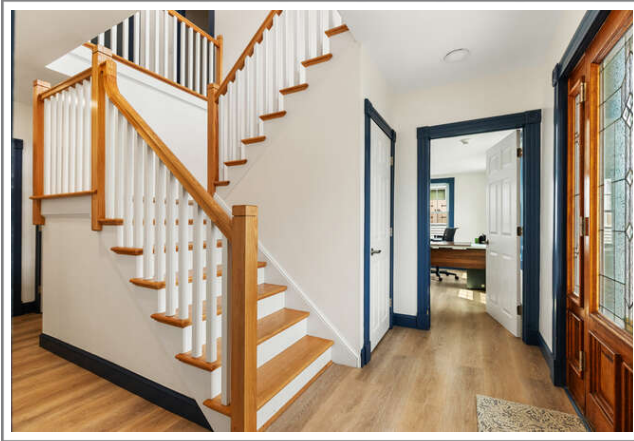
Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation: **Not Offered**
Seller-Offered Facilitator Compensation: **Not Offered**

Seller-Offered Buyer's Broker Compensation:
Seller-Offered Compensation Based On:

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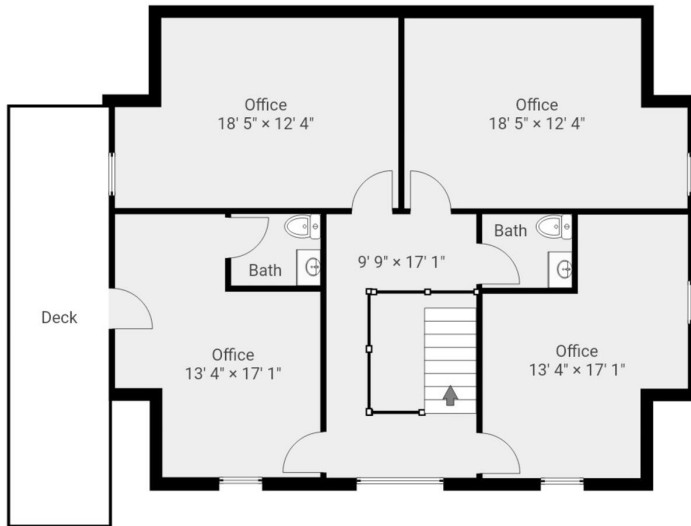
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MAIN
LEVEL



UPPER
LEVEL



LOWER
LEVEL



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