

# FOR SALE

## UNIQUE MIXED USE PROPERTY



**15 JUNCTION SQUARE DRIVE, CONCORD MA**

### PROPERTY HIGHLIGHTS

- Price: \$1,400,000
- Built in 1985, the building measures 3,780 SF on .70 acres
  - 1,800 SF Industrial (4 bays with storage above)
  - 1,980- SF Office (990 SF on 1st and 2nd floor)
- Four heated garage bays (2 zones)
- Expenses:
  - Fiscal 2024 Taxes: \$9,518.96
  - Fiscal 2024 Shared Expenses: +/- \$1,500
    - This property is not a member of the Junction Square Condominium Association but does contribute to the street's common area expenses, including landscape, snow plow, and exterior lighting via the Condo Association.
- Internet: Comcast and Concord Municipal Light
- Electric: Concord Municipal Light
- Excellent parking onsite
- Zoned: WCB (West Concord Business)
- Public Water and Sewer
- Heat and air conditioning in office
- Warehouse space is heated
- Steps from countless amenities including shopping, dining, and the MBTA commuter rail.

#### Contact:

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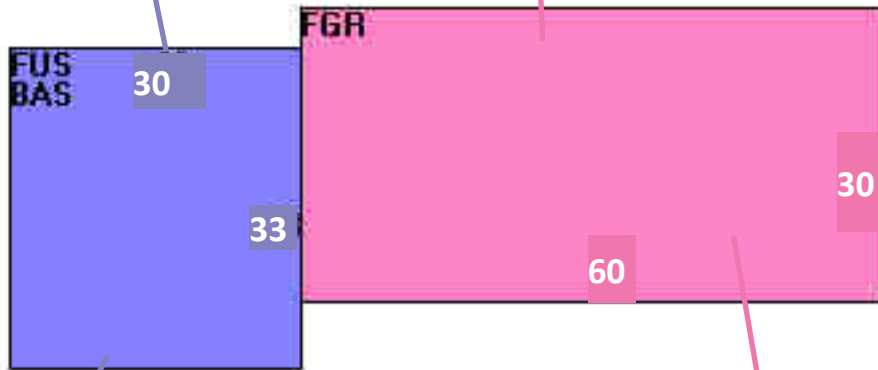


6 Liberty Way, Westford MA 01886



# 15 Junction Square Drive Concord MA

## Floor Plans



2 STORY OFFICE SPACE



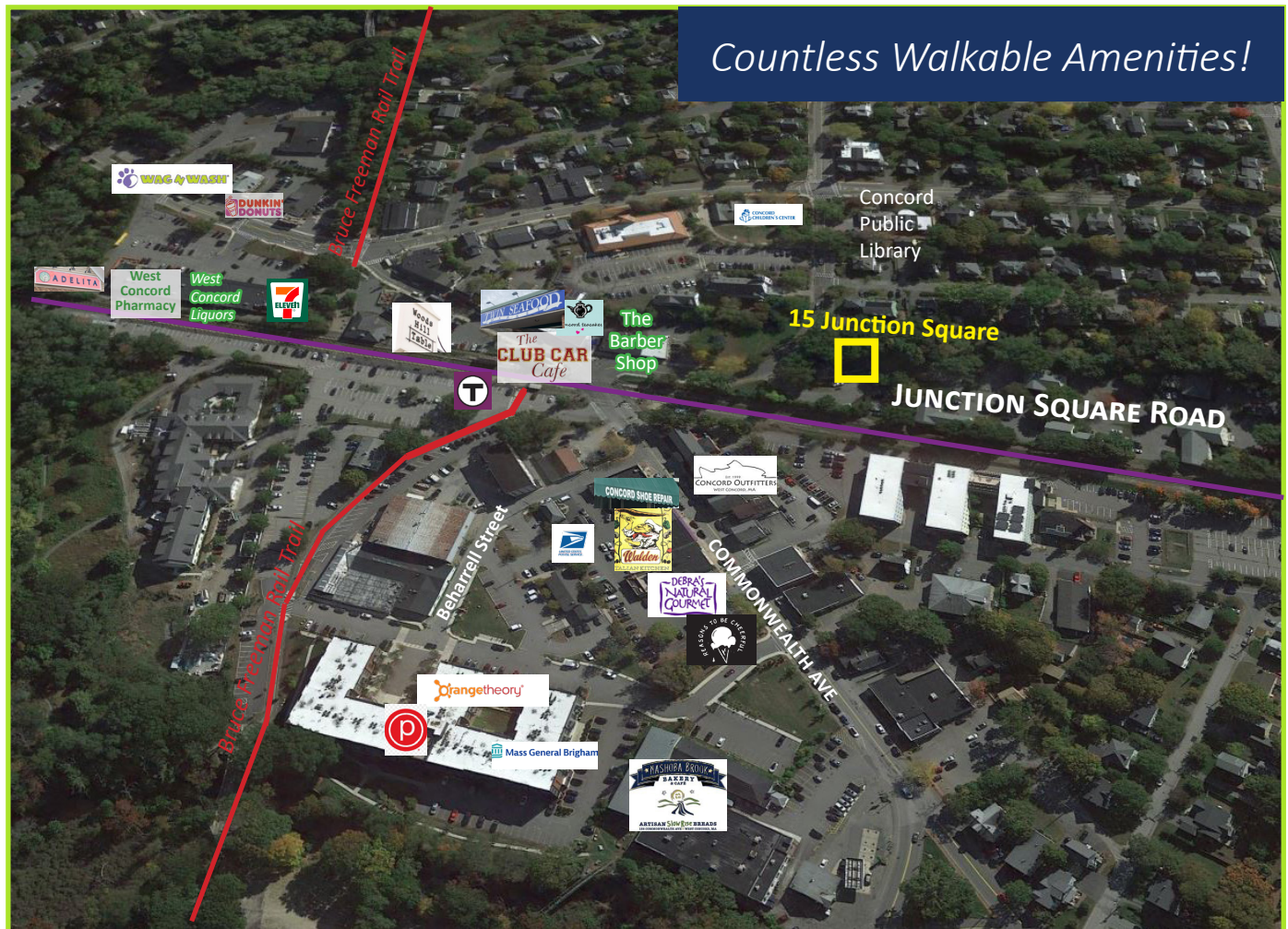
12' X 11' GARAGE DOORS

4 DOOR - 14' HIGH BAY WAREHOUSE



# 15 Junction Square Drive Concord MA

## Location Overview



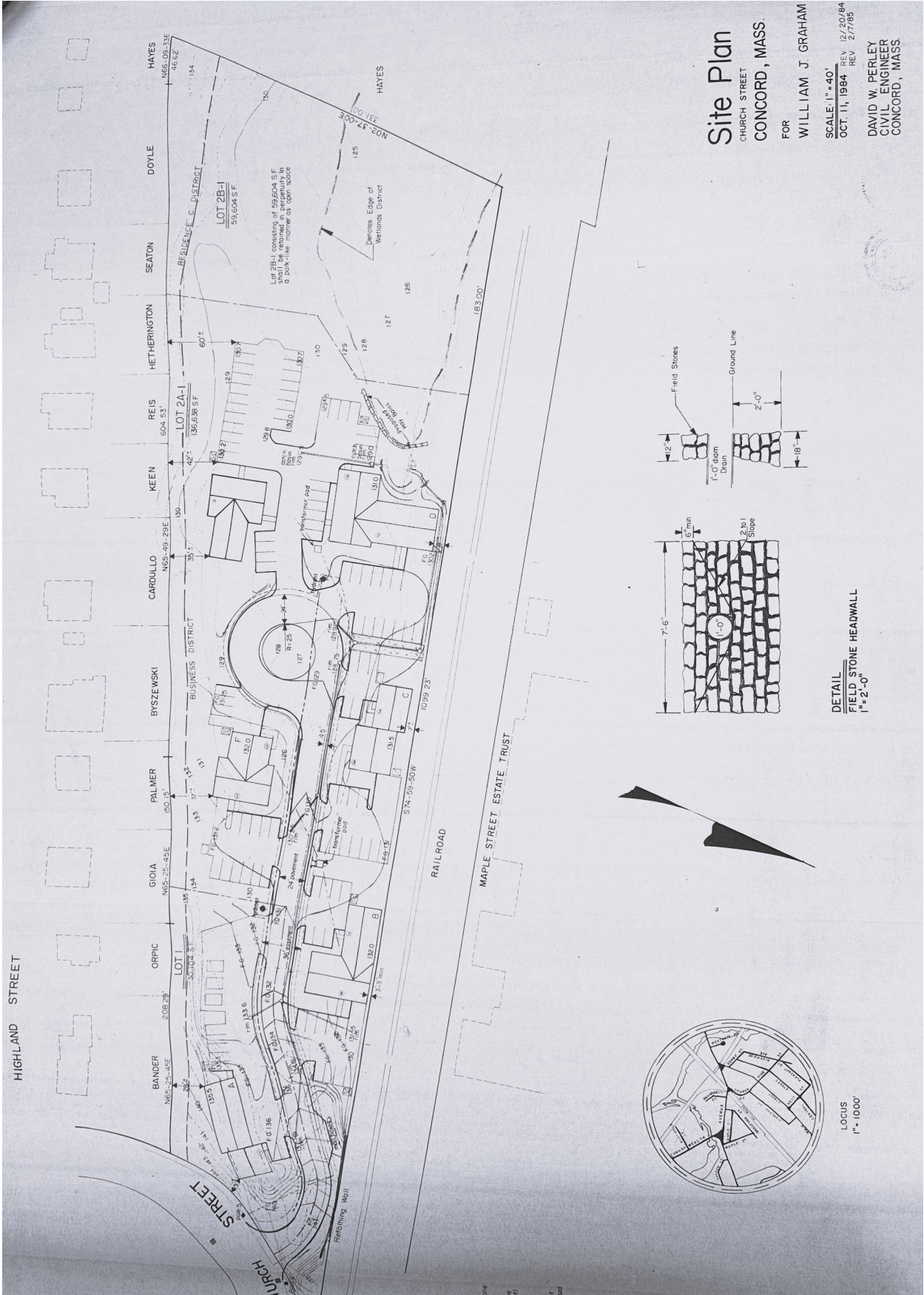
Countless Walkable Amenities!

- Nashoba Brook Bakery
- United States Postal Service
- Woods Hill Table
- Twin Seafood
- Concord teacakes
- 7-Eleven
- The Barber Shop
- Debra's Gourmet
- The Club Car Cafe
- West Concord Liquors
- Dunkin' Donuts
- Ice Cream Shoppe
- Walden Italian Kitchen
- Pure Barre
- Concord Children's Center
- WAG & WASH Pet Store
- Concord Shoe Repair
- West Concord Library
- MBTA Commuter Rail
- West Concord Pharmacy
- Mexican Cantina
- Orangetheory
- Mass General Brigham



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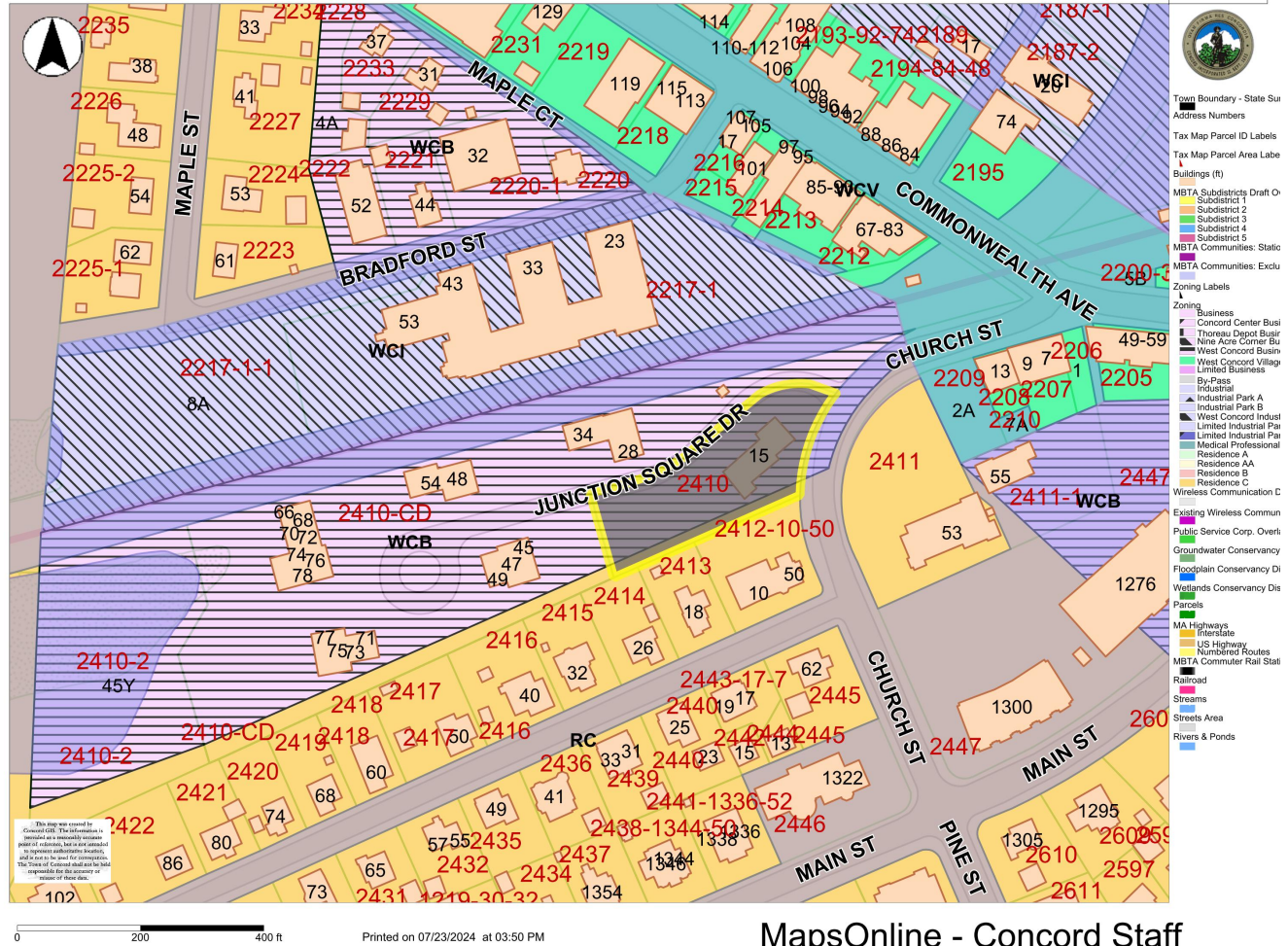
## Site Plan





# 15 Junction Square Drive, Concord MA

## Zoning Map



MapsOnline - Concord Staff

