

MLS # 73255665 - Active
Commercial/Industrial - Commercial
27 Westech Dr - Unit 28
Tyngsborough, MA 01879-2720
Middlesex County
Directions: [google maps](#)

List Price: **\$700,000**

Flex/Industrial Condo Available for Sale at 28 Westech Dr. Tyngsborough, Massachusetts. Space consists of approximately 2,880+/- SF structure with a 48x40 warehouse space and a 10' by 10' drive-in garage door. Ideal for various businesses including light industrial or even a dance studio. Currently being used as a photography studio with high ceilings including a Cyclorama wall. The upper-level waiting room/ office overlooks the downstairs garage/kitchen which makes it quite attractive. This spacious unit features central air conditioning and 3-phase electrical. This property is strategically positioned near 495, route 3, and Nashua, New Hampshire, and provides excellent accessibility and convenience. Additionally, this property benefits from association fees that cover snow removal, septic, and roof repairs.

Building & Property Information

Residential:	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Office:	0	0	Land: \$0	Lease Type:
Retail:	1	480	Bldg: \$341,400	Lease Price Includes: Building
Warehouse:	0	0	Total: \$341,400	Lease: No Exchange: No
Manufacturing:	1	1,920	# Buildings: 1	Sublet: No
	0	0	# Stories: 2	21E on File: No
Total:	1	2,880	# Units: 1	
Drive in Doors: 1	Expandable:	Gross Annual Inc:		
Loading Docks:	Dividable:	Gross Annual Exp:		
Ceiling Height: 23	Elevator: No	Net Operating Inc:		
# Restrooms: 2	Sprinklers: Yes	Special Financing:		
Hndcp Accessibl: No	Railroad siding:	Assoc: Yes Assoc Fee: \$502		
Lot Size: 0 Sq. Ft.	Frontage:	Traffic Count:		
Acres: 0	Depth:	Lien & Encumb:		
Survey:	Subdivide:	Undrgrnd Tank:		
Plat Plan:	Parking Spaces: 2	Easements:		
Lender Owned: Undisclosed	Short Sale w/Lndr.App Req: No			

Features

Association Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
Construction: **Stone/Concrete**
Location: **Industrial Park, Highway Access, Public Transportation**
Parking Features: **1-10 Spaces, Garage, Paved Driveway, On Site**
Roof Material: **Rubber**
Site Condition: **Dry**
Utilities: **Public Water, Private Sewer, Three Phase**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Personal items and staging equipment.**
Year Established: **1987**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:022 B:0027 L:26**
Assessed: **\$341,400**
Tax: **\$4,343** Tax Year: **2024**
Book: **7883** Page: **107**
Cert:
Zoning Code: **I1**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **LAER Realty Partners** (978) 534-3100
Listing Agent: **Michele Mathieu** (617) 304-2770
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell, Exclusive right to Lease**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required**
Special Showing Instructions: **Accompanied showings/Group showings**

Firm Remarks

All info is accurate to the best of the Agent's and Seller's Knowledge but is the buyer's responsibility to verify all uses, requirements, and permits.

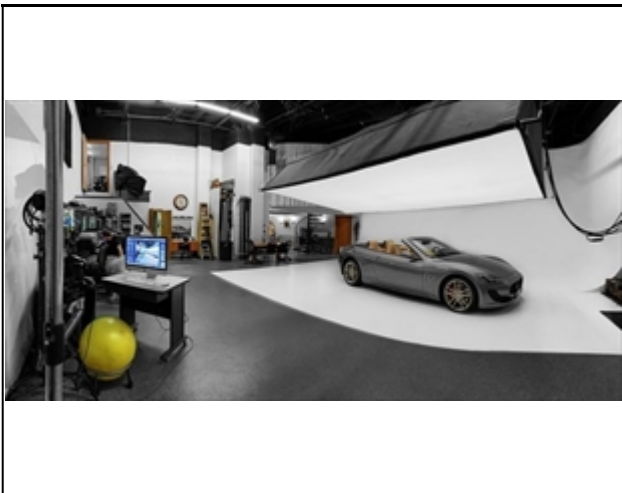
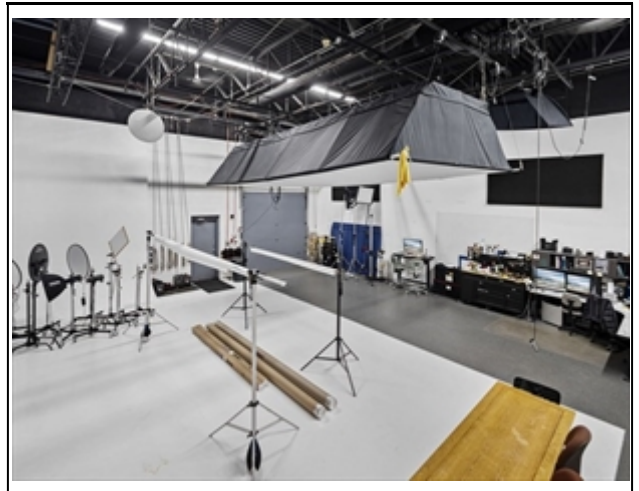
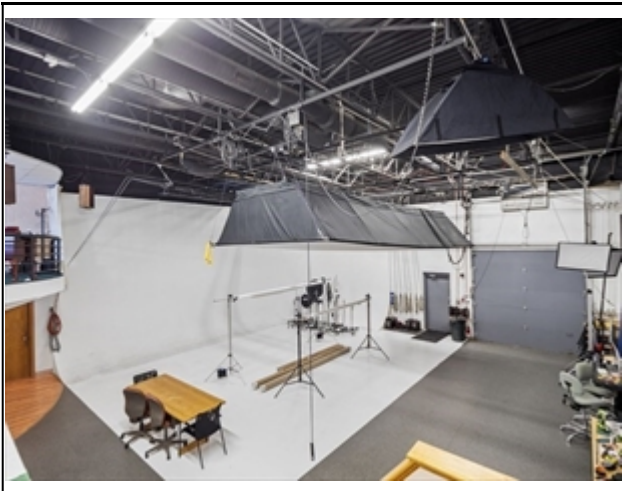
Market Information

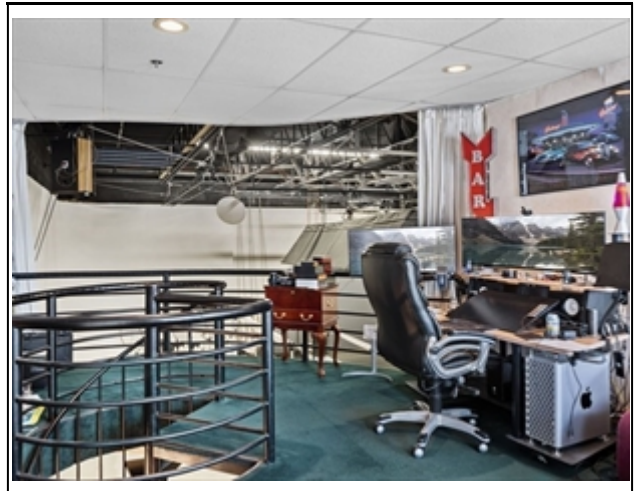
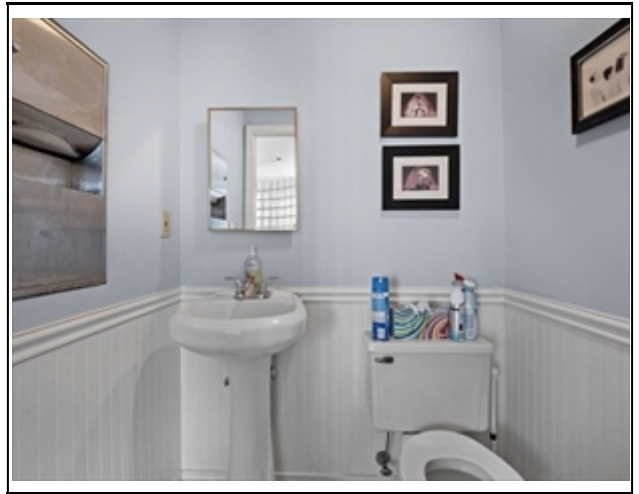
Listing Date: **6/20/2024**
Days on Market: Property has been on the market for a total of **7** day(s)
Expiration Date:
Original Price: **\$700,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **7** day(s)
Office Market Time: Office has listed this property for **7** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Market History for 27 Westech Dr U:28, Tyngsborough, MA 01879-2720

MLS #	Date			DOM	DTO	Price
73255665	6/20/2024	Listed for \$700,000	Michele Mathieu	7		\$700,000
Market History for LAER Realty Partners (AN1929)				7		
Market History for this property				7		

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Dressing Room



