

# 63

# GREAT ROAD

*MAYNARD, MA*



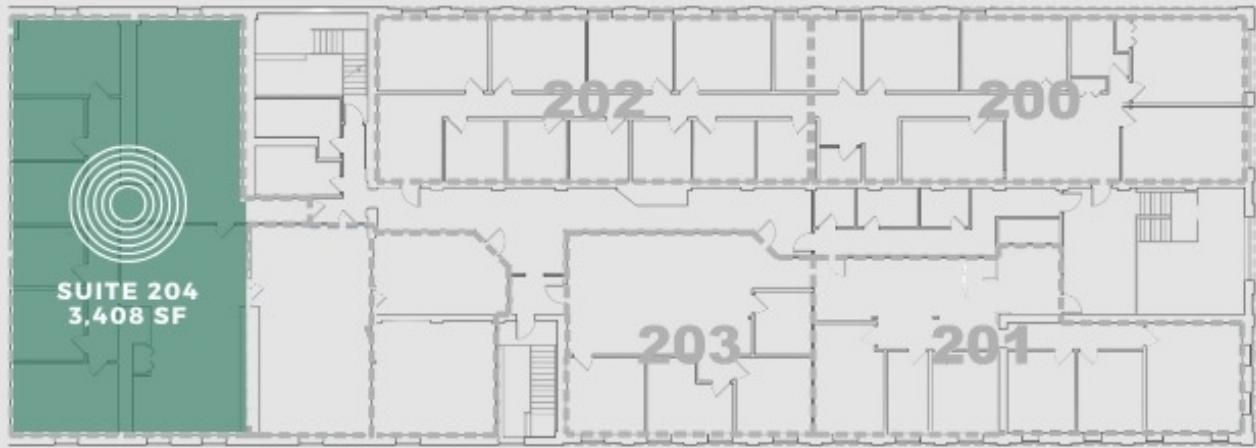
COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**3,408 SF For Sale & Lease**

# SUMMARY / SPECIFICATIONS

63 GREAT RD MAYNARD, MA

**2ND FLOOR**  
**3,408 SF**



## PROPERTY DESCRIPTION

Located at the intersection of Route 117 (Great Road) and Main Street, this spacious condo is set in a beautifully restored Brick and Beam Mill building overlooking the Assabet River. Enjoy scenic walking trails and a short stroll to Downtown amenities, including the world-famous Erikson Ice Cream. Currently configured with an open layout, the space features venting suitable for lab use and includes several private offices. Positioned prominently at the Route 117/Main Street traffic light, the property offers excellent visibility and signage opportunities. Available for both lease and for sale.

## PROPERTY HIGHLIGHTS

- Type: 2 Story office/ R & D Building | Year Built: 1902, renovated 1985, upgraded 2008
- Zoning: Industrial | Construction: Brick | Roof: Rubber membrane
- Ceiling: 14' High Bay drop ceilings | HVAC: Rooftop unites, split units, split ductless units | Floor: VCT Flooring
- Fire Suppression: Wet sprinkler system | Utilities: Phone, Data: Verizon, Comcast
- Property Tax: \$8,460.08
- Condo Fee: \$13,139.56
- Gas: NSTAR (separately metered) | Water: Municipal  
Sewer: Municipal
- Power: 1200 amp, 3 phase, 208/110 V 400 amp/Kohler back up generator

## OFFERING SUMMARY

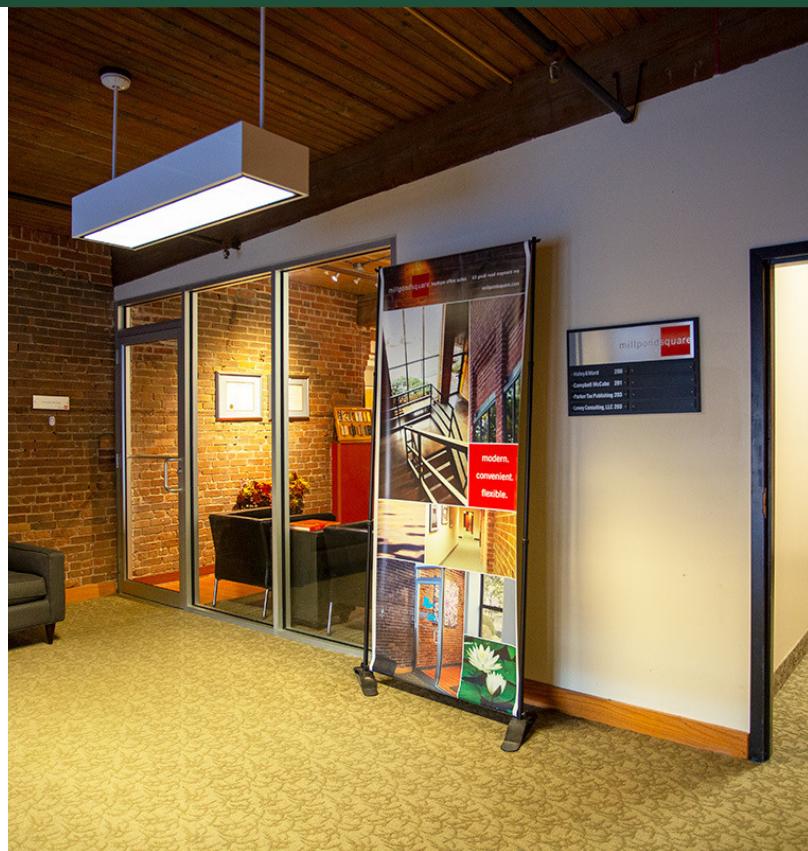
Sale Price:	\$384,000
Lease Rate:	Negotiable
Leasable SF:	3,408 SF
Buyable SF:	2,566 SF
Lot Size:	1.42 Acres
Building Size:	31,635 SF

## KEITH GURTNER

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# PROPERTY / LOCATION

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