

FOR SALE

179 GREAT ROAD, ACTON



INVESTMENT PORTFOLIO OPPORTUNITY!



HIGHLIGHTS:

- \$1,572,000
- 5 office condominiums
- Currently set up as 10 individual units
 - 9 are leased
 - 1 unit is vacant
- Abundant parking
- Traffic volume: 17,000 cars daily
- Elevator
- Projected Income \$207,740 (\$221,000 less vacancy reserve of 6%)
- Real estate taxes: \$34,000
- CAM: \$48,000
- Projected NOI: \$127,740

UNIT	RSF
101	1,196
103	776
200	816
212	2,398
214	902
220	1,131
104A	1,806
104B	1,000
111A	2,034
111B	1,131
TOTAL	13,190

Contact:

Tom Caldarone

978.397.4227

tom@omniproperties.com



OMNI PROPERTIES

6 Liberty Way, Westford MA 01886

179 Great Road, Acton MA

LOCATION OVERVIEW

