FOR SALE

179 GREAT ROAD, ACTON

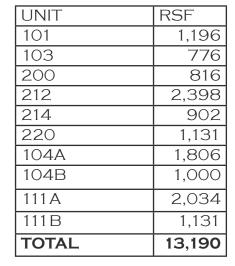


HIGHLIGHTS:

- \$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

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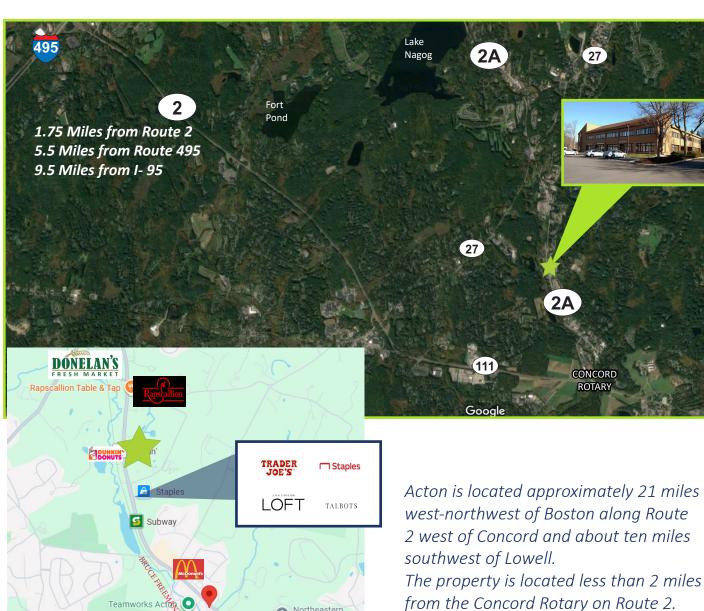
Tom Caldarone



179 Great Road, Acton MA

LOCATION OVERVIEW

The Minuteman Inn



Northeastern Correctional Cente Acton is located approximately 21 miles west-northwest of Boston along Route 2 west of Concord and about ten miles

from the Concord Rotary on Route 2.

The property is 32 miles from Logan International Airport and 9.5 miles to Hanscom Air Field.