

**OFFICE / MEDICAL CONDO • 105 Chestnut Street #10 • Needham, MA**

**±1,171 SF • FOR SALE • \$640,000**





**PROPERTY HIGHLIGHTS & DEMOGRAPHICS**

**Executive Summary:**

Conviser Property Group is pleased to offer a rare opportunity to acquire a first-floor office/medical condominium comprised of ±1,171 SF located at 105 Chestnut Street #10, Needham, MA (“Property”). The Property is well-suited for medical or professional use. The unit features a practical layout with seven rooms, including a kitchenette. A large parking lot offers ample space for staff and visitors, enhancing accessibility and convenience. Natural light fills the rooms through several windows, creating a bright and pleasant work environment.

**Investment Highlights:**

- Ideal opportunity for a professional or medical end user
- Situated on the first floor for effortless accessibility, ideal for both staff and clients
- Large parking lot with ample space for staff and visitors
- Minutes away from Needham Town Center, Needham Commuter Rail Station, and endless amenities
- Directly across the street from Beth Israel Deaconess Hospital – Needham
- Dense and affluent Needham demographics
- Ownership spent \$100,000 upgrading the space

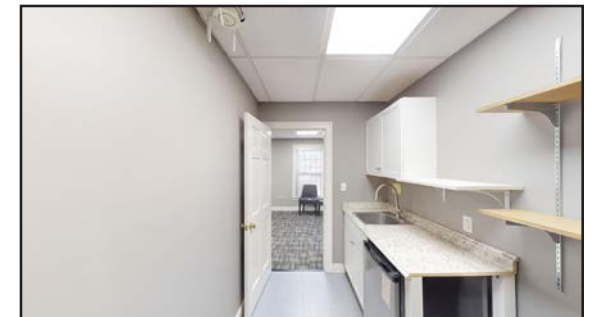
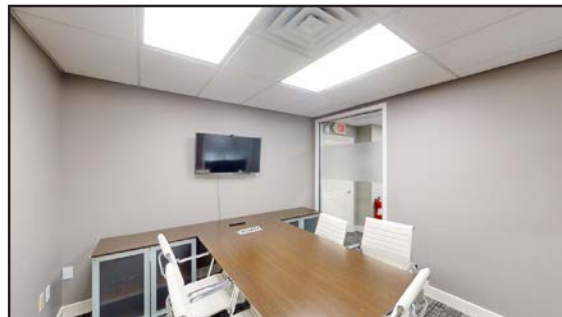
PROPERTY STATS	
<b>Asking Price</b>	\$640,000
<b>Condo Size</b>	±1,171 SF
<b>Lot Size</b>	0.76 AC
<b>Year Built</b>	1984
<b>Taxes (2024)</b>	\$14,132
<b>Monthly Condo Fee</b>	\$746

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>Population</b>	12,316	56,594	189,350
<b>Average HH Income</b>	\$293,603	\$296,942	\$277,597
<b>Total Households</b>	4,383	20,027	69,709

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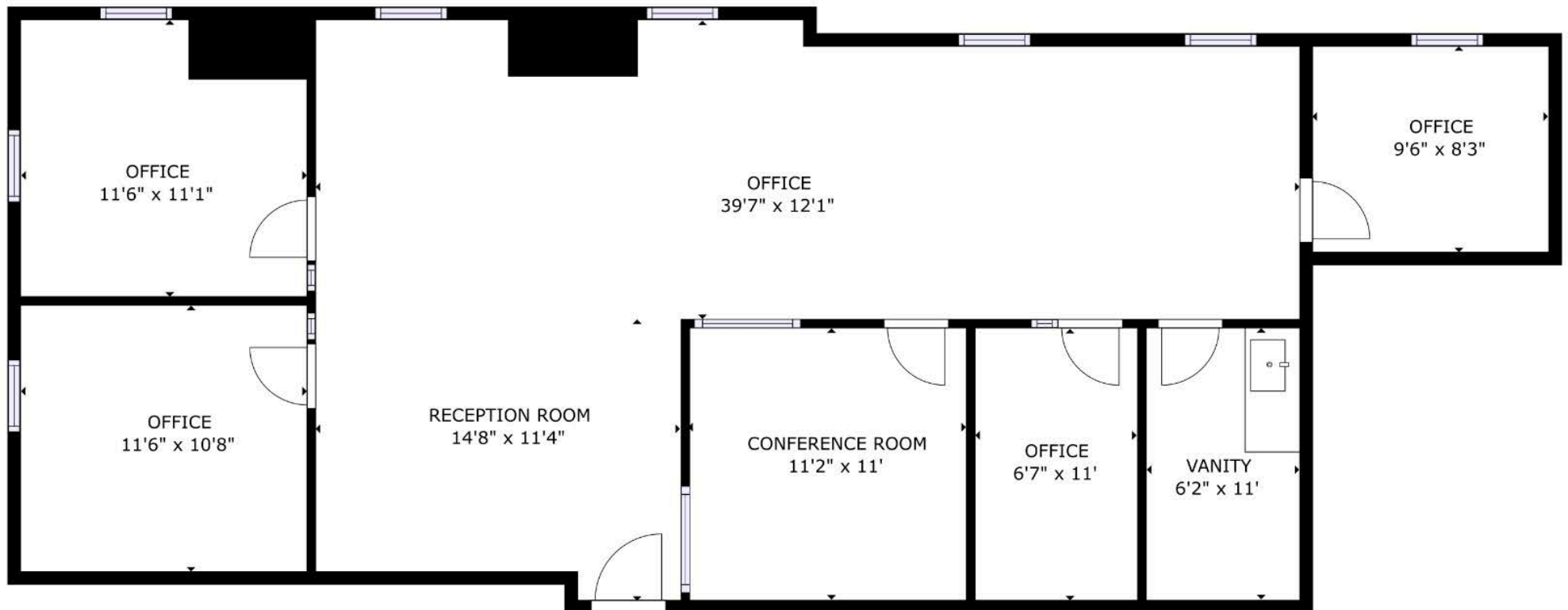
PROPERTY PHOTOS



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## SITE PLAN



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## AERIAL



Beth Israel Deaconess Medical Center  
Rehab Services

Orthodontics

Middlesex Savings Bank

105 Chestnut Street

Needham Fire & Police

Orthodontics

Fidelity Bank

Beth Israel Deaconess Medical Center

first circle  
LEARNING CENTERS

CHASE

Domino's

DUNKIN'

SWEET TOMATOES  
PIZZA

McDonald's

Roche Bros.  
Your family deserves the best.

YMCA

# Find Your Place.

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