

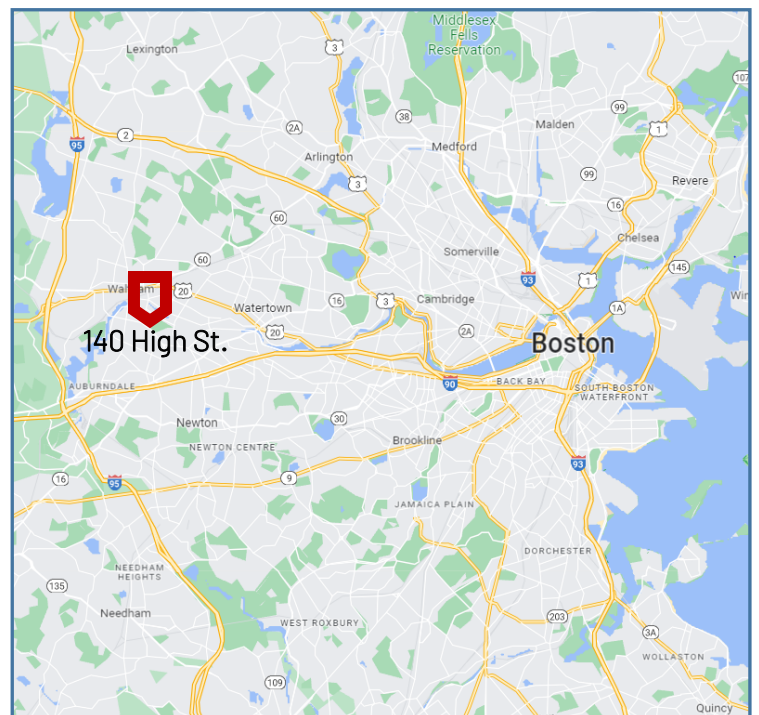


140 HIGH STREET WALTHAM, MASS

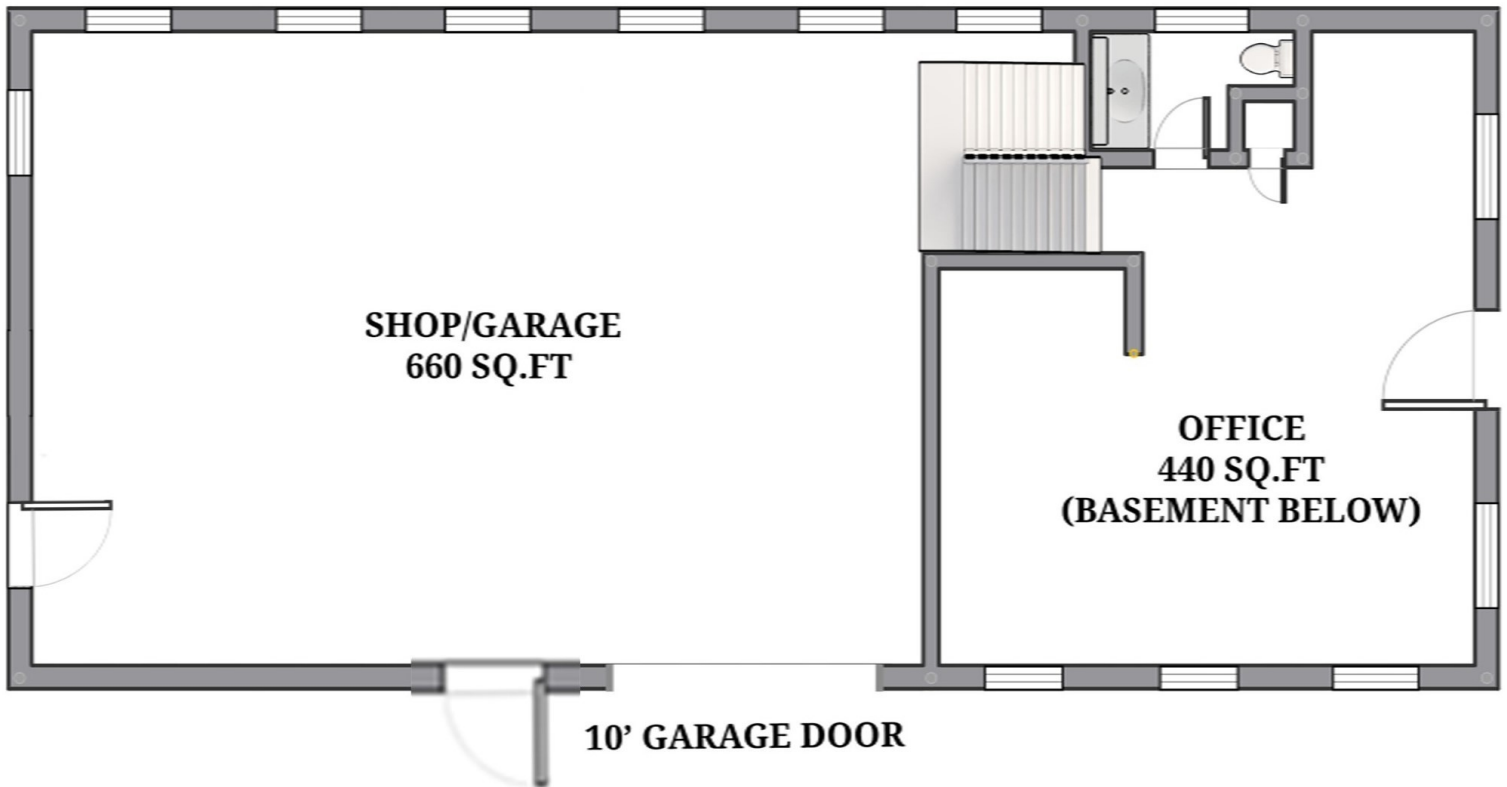
- 1,100 Sq.Ft. Freestanding Building
- Office (40%) & Garage/Shop (60%)
- Ideal for Owner/User

- Large Grade Level Garage Door
- Low Maintenance
- Highly Visible Location
- Off-Street Parking
- Solid & Improving Demographics
- Tap into Booming Local Economy

**RARE OPPORTUNITY!
OFFERED FOR FIRST TIME
IN A GENERATION**



140 HIGH STREET, WALTHAM, MA



Building Area: 1,100 Sq.Ft. + 440 Sq.Ft. Basement

Land Area: 0.09 acres (3,775 sq.ft.)

Zoning: Business A:

Potentially allowed uses include Retail, Personal Services, Medical/Dental, Automotive, Office, Trades Office/Shop, Fitness/Training and More.

R.E. Taxes: \$6,035.18 (FY 2024), Includes 2% CPA Tax