



Details on the property located at
29 Hudson Rd, Sudbury, MA 01776

List Price:
\$10

Laura Meier

Compass

450 Boston Post Road
Weston, MA 02493
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Black Horse Group at COMPASS
978 443-1790 Office
508 208-5215 Cell**



**MLS # 73223946 - Active
Commercial/Industrial - Commercial**

29 Hudson Rd List Price: **\$10**

Sudbury, MA 01776-1738

Middlesex County

Directions: 29 Hudson Road-Sudbury Town Square; Intersection of RT 27 /Concord Rd; Old Sudbury Center.

RETAIL / OFFICE SPACE FOR LEASE- \$10.00 SF up to \$22.00 SF- Upscale, Classic New England architecture is the back drop for this centrally located busy PLAZA on RT 27 near the Concord Rd intersection. Great visibility with over 33,000 cars per day passing on RT 27! Ample parking, 121 spaces, in front and back of property. Join the Sobre Mesa Restaurant, Lehey Clinic, CJ's Pizza, KIngs Hair Salon and other established businesses! Five Spaces currently available: Suite 3130- 1034 RSF, building 3/1st floor (Great Retail Space)- \$22.00 SF NNN , Suite 2100- 1701 RSF, Building 2/Lower Level- \$1500 Modified Gross plus utilities (no NNN), Suite 3000- 1829 RSF, Building 3/Lower Level- \$10.00 RSF Modified Gross (no NNN), Suite 3230- 3830 RSF space with outdoor terrace, building 3/\$20.00 SF, NNN and Suite 3200- 3210 RSF Building 3/\$22.00/SF NNN (Beautiful Office Space). Tenants are responsible for their own utilities for all spaces. Move your business to this upscale, vibrant plaza today!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$962,000	Space Available For: For Lease
Office:	2	4,911	Bldg: \$5,822,600	Lease Type: Other (See Remarks)
Retail:	2	4,232	Total: \$6,784,600	Lease Price Includes: Other (See Remarks)
Warehouse:	1	1,938		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 3	Sublet: No
			# Stories: 3	21E on File: No
			# Units:	

Total:
Disclosures: **Any description of the use of this property is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code, or other restrictions. it is the duty of the buyer agent/tenant to seek advice from an attorney or written confirmation from the municipality.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 122,839 Sq. Ft.	Frontage:	Traffic Count:
Acres: 2.82	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 121	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Location: **Suburban, Shopping Mall, Historic, Highway Access**
 Parking Features: **Paved Driveway, On Site**
 Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1974**
 Year Established Source: **Public Record**

Tax Information

Pin #: **H-09-00002.**
 Assessed: **\$6,784,600**
 Tax: **\$143,562.13** Tax Year: **2024**
 Book: **58156** Page: **562**
 Cert: **000000234755**
 Zoning Code: **LBD**
 Zoning Desc: **Legal Conforming**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **1/2**

Facilitator: **1.2**

Compensation Based On: **Net Sale Price**

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Market History for 29 Hudson Rd, Sudbury, MA 01776-1738

MLS #	Date		DOM	DTO	Price
73223946	4/15/2024	Listed for \$10	94		\$10
Market History for Office Id: AN4569			94		
Market History for this property			94		

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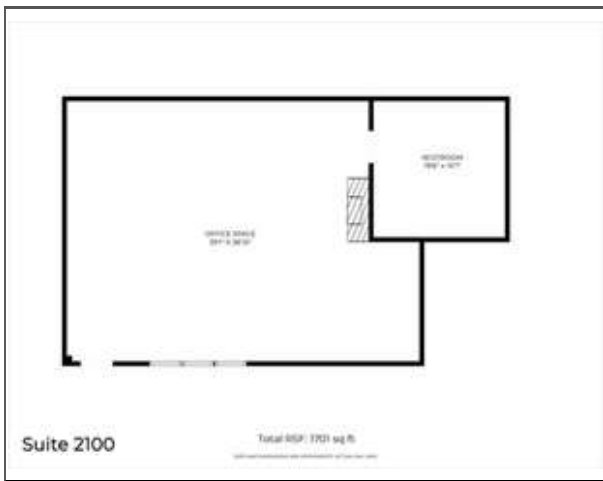
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