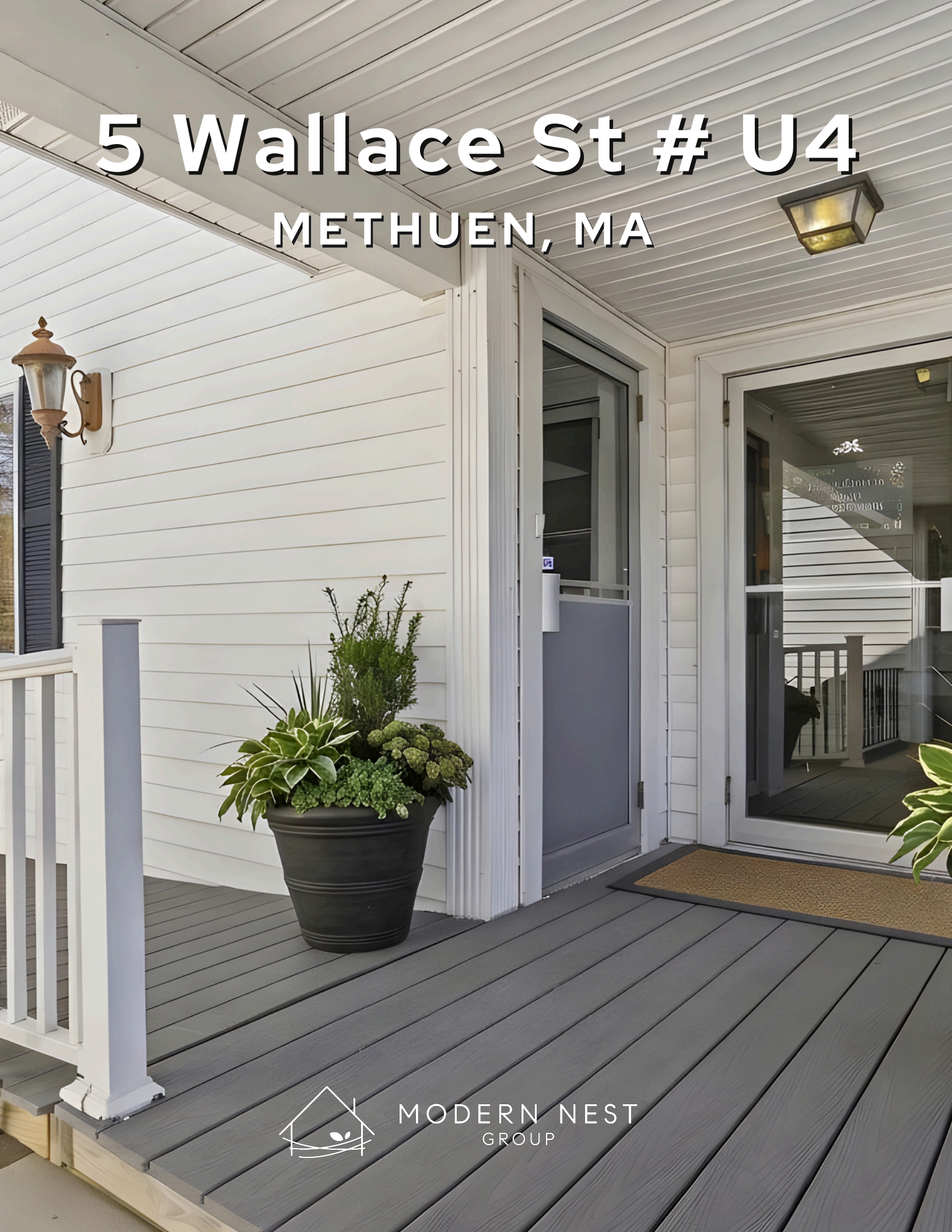


# 5 Wallace St # U4

METHUEN, MA



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## High-visibility location ideal for your next business venture!

Versatile commercial office/retail condo w/updated interior suited for professional offices, medical, beauty/esthetic suites, salon concepts or boutique retail. Functional layout offers 5 private offices/rooms, reception area & 1.5 baths. Features include tiled flooring, recessed lighting & granite counters. The finished lower level adds 2 large rooms plus abundant closets & storage, ideal for additional office space, breakroom or workspace. Total sq ft includes finished level. Two-zone central air & forced hot air systems provide year-round comfort.

Exterior, roof & parking maintained by condo association. Ample on-site parking. Condo fee included in rent; tenant responsible for utilities & interior maintenance/repairs. Convenient access to major highways, shopping, dining & services. Excellent opportunity to establish or expand your business in a highly accessible commercial setting with strong visibility & steady traffic flow.

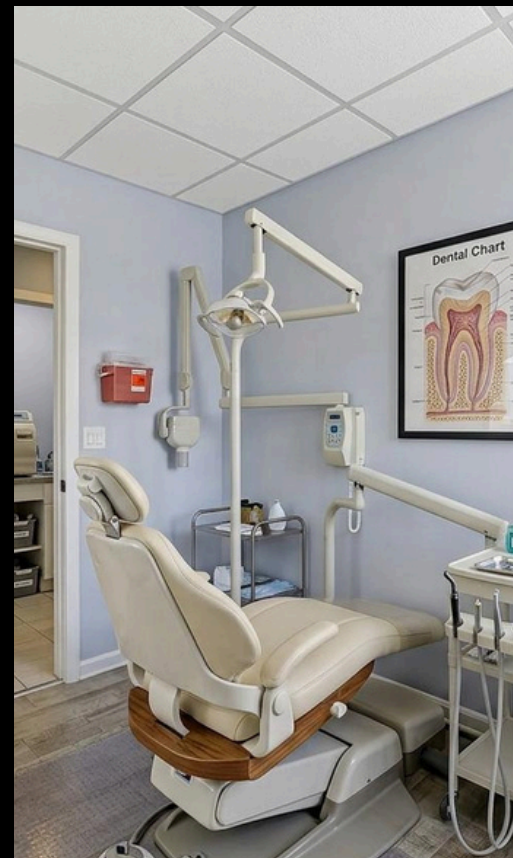
### FEATURES

- Reception Area
- 7 Spaces/Offices
- 2 Baths
- Newly Renovated
- Newer HVAC
- City/Town Water + Sewer
- Ample Parking Spaces

OFFER AT:

**\$2,950 MONTHLY**

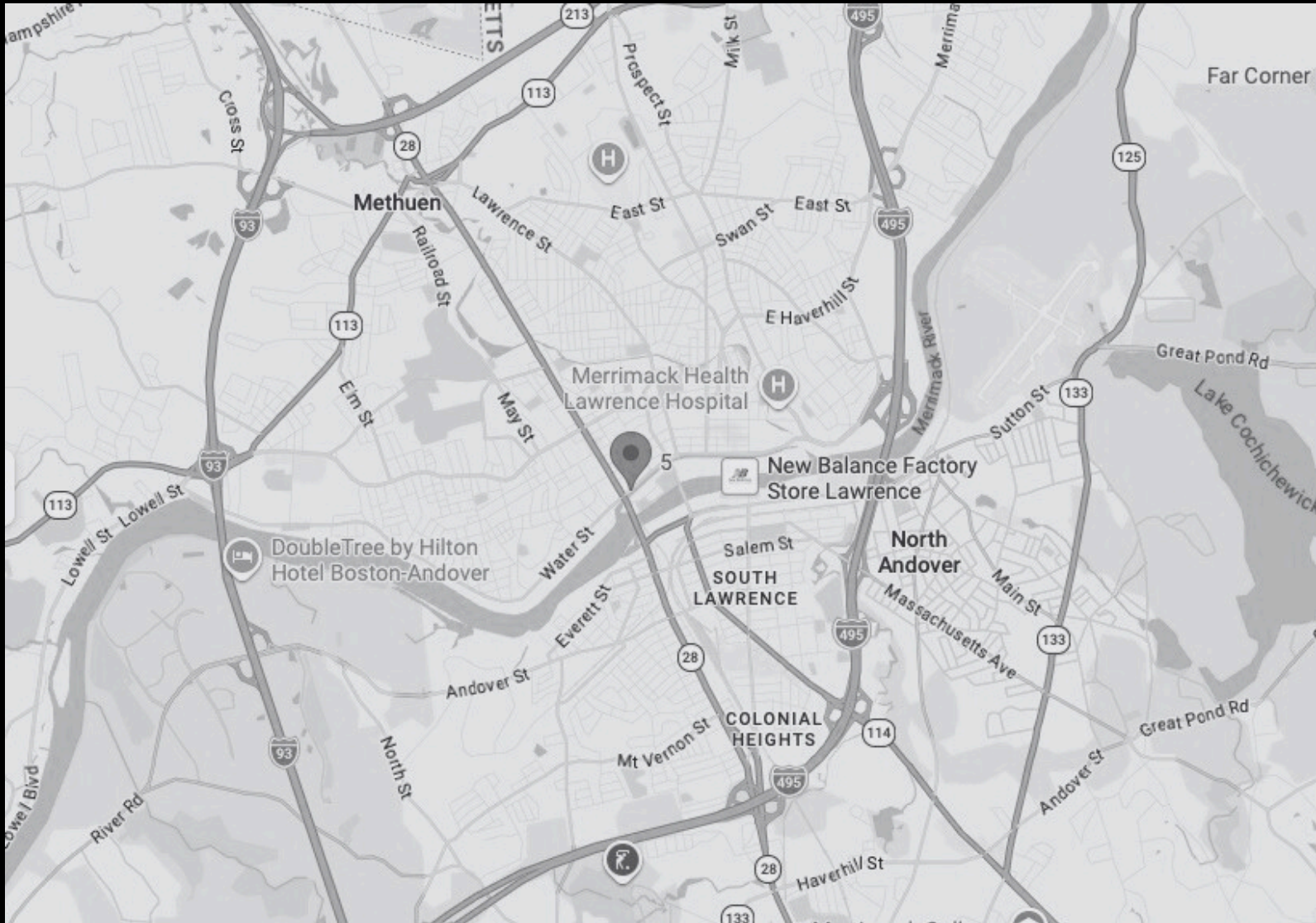








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