



95 TERRACE HALL AVENUE

BURLINGTON, MA

FOR SALE | 6,600 SF FLEX BUILDING ON 0.25 AC

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,600 +/- SF Flex Building on 0.25 AC

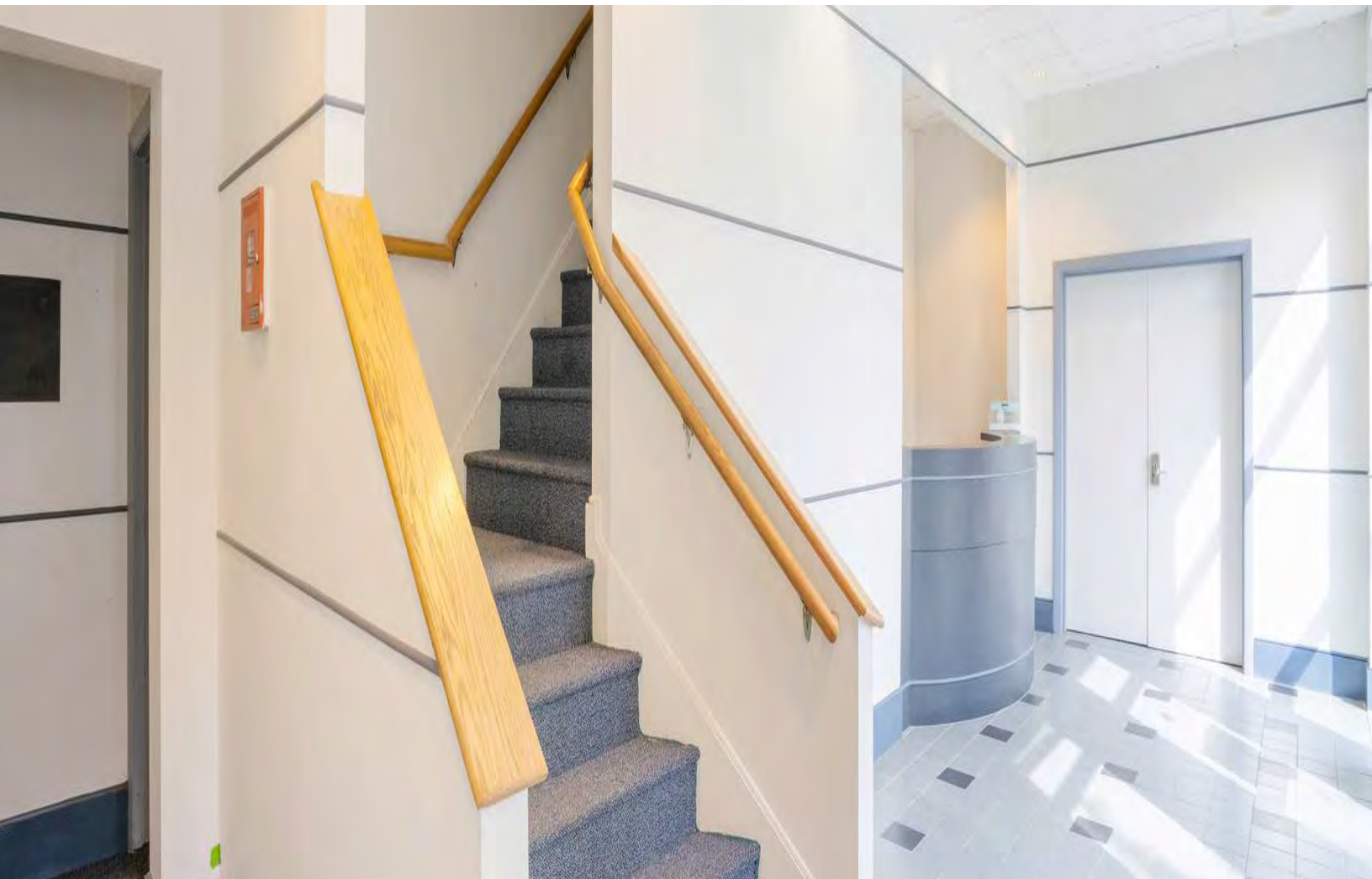
PROPERTY HIGHLIGHTS

- Easy Access to I-95, Route 128 and Route 3
- Located in one of the most dynamic areas in the Northeast
- Proximity to numerous outstanding amenities: Lifetime fitness, Wegmans, archer hotel, Starbucks, and the Burlington Mall

OFFERING SUMMARY

Building Size:	6,600 SF
Available Space:	3,300 SF
Lot Size:	0.25 Acres
Stories:	2
Construction:	Masonry
Drive Ins:	1 tot./6' w x 8' h
Clear Height:	12'
Utilities:	Gas Heat, City Water/Sewer
Taxes:	\$2.45/SF Annually (2024)
Tenant:	US Tiles
Parking:	13
Sale Price:	\$2,250,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,150	55,779	338,868
Total Population	57,646	152,648	875,952
Average HH Income	\$206,833	\$200,522	\$174,308





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