



20 NORTH RD UNIT 2

BEDFORD, MA

FOR SALE | 4,450+/- SF OFFICE CONDO

NICHOLAS STUBBLEBINE
MICAH STUBBLEBINE
JAMES STUBBLEBINE

978.202.0167
978.265.8101
617.592.3388

nick@stubblebinecompany.com
micah@stubblebinecompany.com
james@stubblebinecompany.com

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CONFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION
4,450 SF +/- Office Condo for Sale

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,208	33,570	221,008
Total Population	26,073	94,405	589,658
Average HH Income	\$223,971	\$219,883	\$190,254

LOCATION HIGHLIGHTS

- 2.8 Miles to Interstate 95
- 4.5 Miles to Route 2A
- 5.2 Miles to Route 2
- 3 Miles to Route 3

PROPERTY SUMMARY

Building Size:	4,450 SF +/-
Year Partitioned:	1985
Ceiling Height:	12.75'
Utilities:	Central air (HVAC) – RTU electric heat pumps (1), 3 ton, (1) 4 ton and 6 wall units.
Half Baths:	3
Real Estate Taxes:	2,871.36
Water/Sewer:	City
Power:	1200 Amps, 120/208 volts 3 phase
Sale Price:	\$995,000





20 NORTH RD UNIT 2

BEDFORD, MA

FOR SALE | 4,450 SF+/- OFFICE CONDO

NICHOLAS STUBBLEBINE
978.202.0167
nick@stubblebinecompany.com

MICAH STUBBLEBINE
978.265.8101
micah@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL