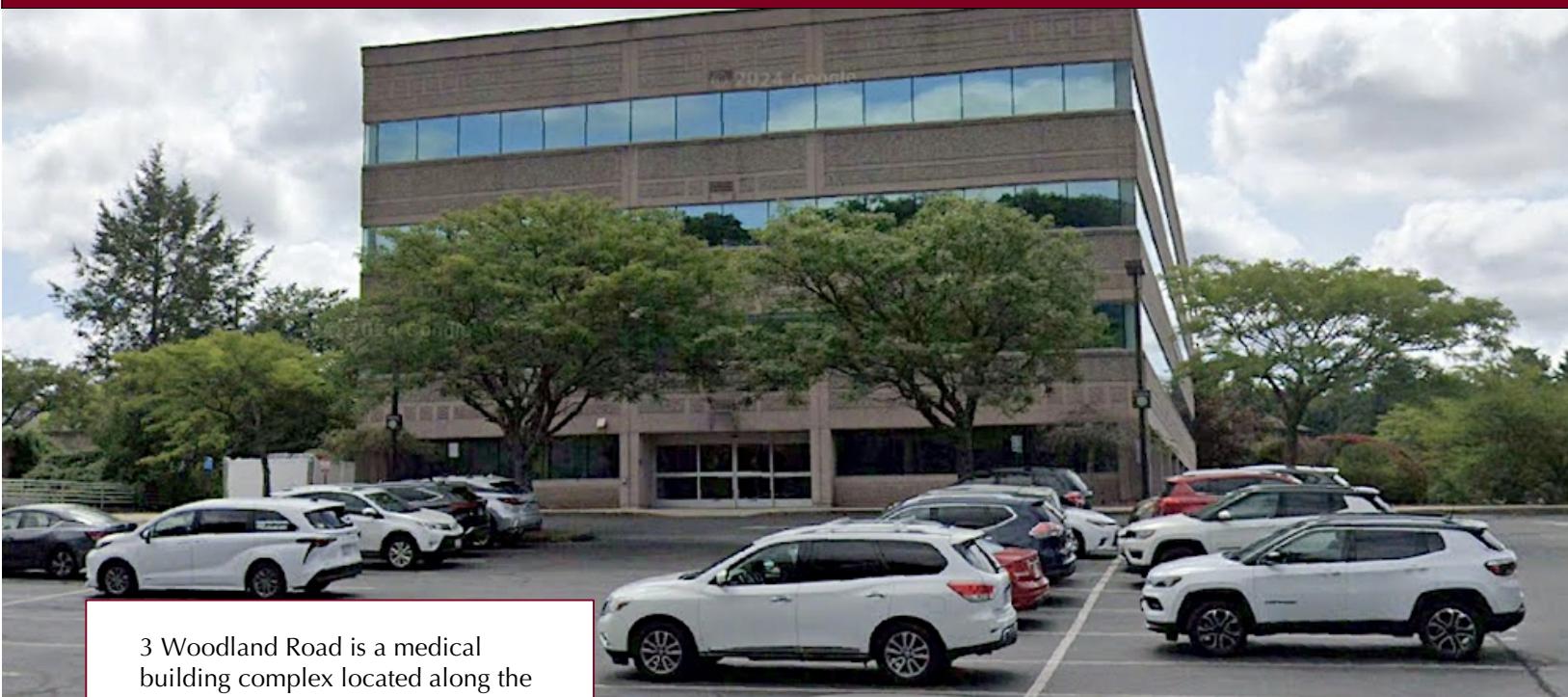


3 Woodland Road, Stoneham, MA - Unit 411



3 Woodland Road is a medical building complex located along the Middlesex Fells Reservation and Spot Pond in Stoneham, Massachusetts. The building has approximately 45 office condominiums. Unit 411 is available for sale or lease.

- 1,333 +/- sf medical office
- Reception with 3 workstations and storage closet
- Waiting area for 9 people
- 4 Exam rooms with sinks
- Lab area with cabinets and sink
- Conference room or manager's office
- 2 Restrooms within the unit
- Rent includes base year RE taxes & base year condo fees (FY2026: RE Tax \$3,986.84/year; Condo Fee \$1,364.36/month)
Note: Condo fee includes water & sewer
- Condo fee includes master Insurance, snow plowing, landscaping, water, sewer, trash disposal, common area electric, common area, cleaning, hvac maintenance
- Current condo documents limit use to medical only

Medical Office Condominium - For Sale



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

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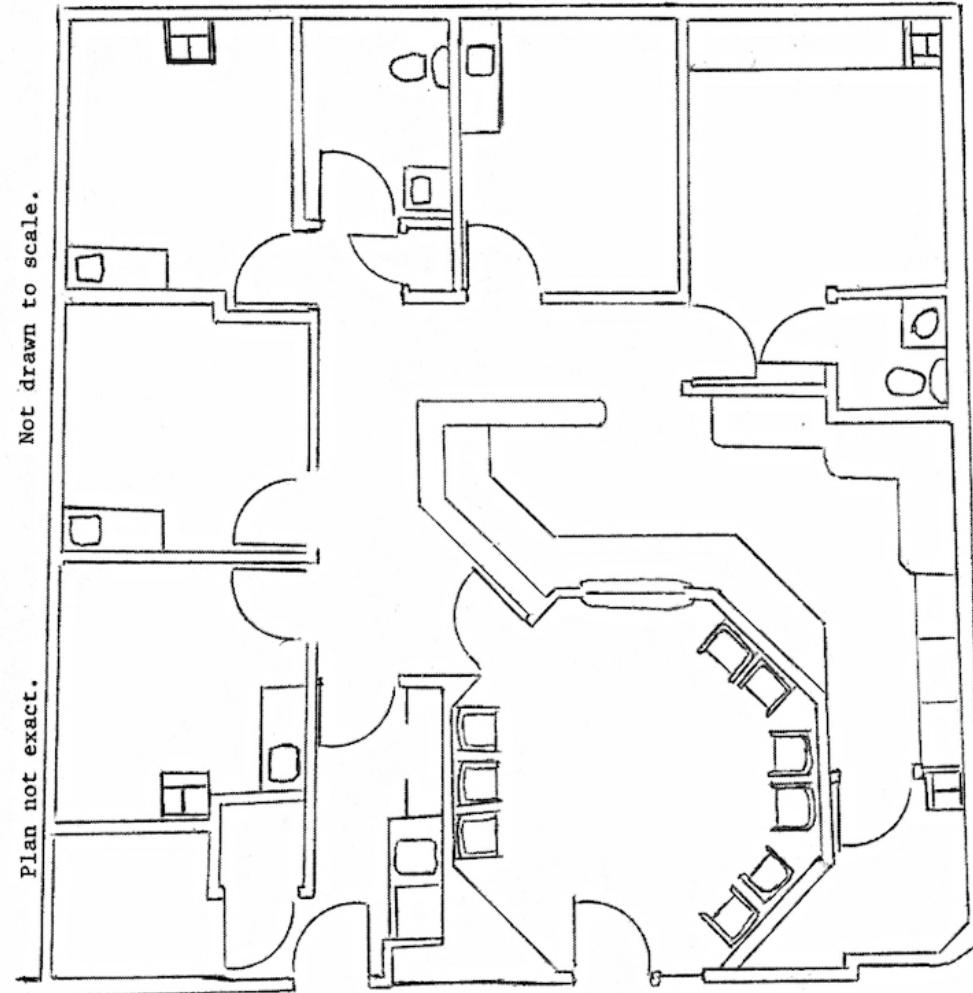
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3 WOODLAND ROAD, STONEHAM, MA – UNIT 411

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Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: Seller's agent Buyer's agent Facilitator

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one: Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the Seller Buyer

Designated Agency

Only the licensee named herein represents the Seller Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

3 Woodland Road, Stoneham, MA – Unit 411

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:


Signature of Real Estate Licensee
Carbone Commercial Real Estate, Inc.

Printed Name of Real Estate Licensee

License #

Broker

Salesperson

Today's Date

February 10, 2025

Name of Real Estate Brokerage Firm

Brokerage Firm Real Estate License #

Buyer

Seller

Today's Date

Signature of Consumer

Printed Name of Consumer

Buyer

Seller

Today's Date

Signature of Consumer

Printed Name of Consumer

Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017

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Statewide Standard Real Estate Forms

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MASSACHUSETTS ASSOCIATION OF REALTORS

Carbone Commercial Real Estate, 5 Stone Edge Lane Woburn, MA 01801
Edward Carbone

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Form 705
sample2