573 Main Street, Woburn, MA



Office / Bank Building with Drive-Up – For Sale

573 Main Street Woburn is a commercial property with a single, two-story building on 0.29 acres in Woburn, Massachusetts. The 3,782 +/-sf building consists of upper and lower level units, making it ideal for an owner-user to occupy the entire building or lease a portion for additional income. The lower level was formerly a bank branch with two automatic teller locations and drive-up tube access.



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CARBONE Commercial Real Estate, Inc.

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573 MAIN STREET, WOBURN, MA

For Sale: \$1,549,000

Structure: 3,782 +/-sf Two-story Office Building

Upper Level: 1,891+/-sf Office space

Modern finishes
2 Private offices
Conference room
Break room / kitchen

Server room 2 ADA restrooms 8-Foot drop ceiling

Elevator access to upper/lower levels

Lower Level: 1,891 +/-sf Office / Bank space

Vestibule with space for auto. teller machine

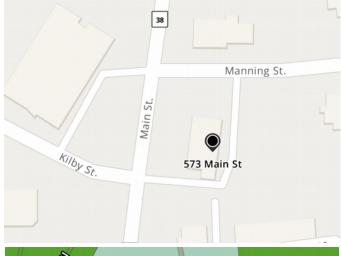
Spacious lobby with 4 teller windows & Space for 3 customer service desks

1 Private office Mechanical room

Occupancy: Upper Level: owner occupied

Lower Level: vacant

Building to be delivered vacant







Building Specifications

Lot: 0.29 acres

Built: 1984

Docs: Book 31625 / Page 174

Zoned: S-1 (Mixed Use)

Water: Municipal
Sewer: Municipal
Heat Fuel: Natural gas
A/C: AC Split

Parking: 12 on-site parking spaces



573 MAIN STREET, WOBURN, MA – Upper Level













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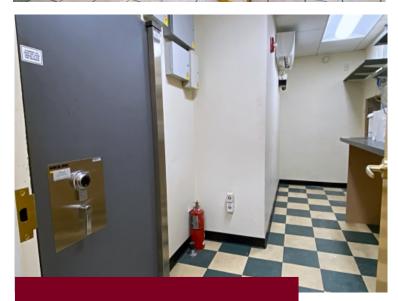
573 MAIN STREET, WOBURN, MA – Lower Level













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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:

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

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 a	nd descriptions about real e	state relationsl	nips, please se	e page 2 of this	disclosure.	
ESTATE Check one	LICENSEE NAMED : X Seller's agen	RECEIVING THIS DISC BELOW IS WORKING A t Buyer's agent ecked above, the real estate li	S A: Facilitate	or	OVISED THAT	T THE REAL	
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 X Seller Buyer 573 Main Street, Woburn, MA 01801			☐ 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.				
By signing below the real estate licensee, acknowledge that this disclosure Edward Carbone 90 Signature of Real Estate Licensee Carbone Commercial Real Estate, Inc. #6			15680	to the consumer Broker	r named herein: ☐ Salesperson January 8, 2025		
Name of Real Estate Brokerage Firm Signature of Consumer Signature of Consumer		Brokerage Firm Real Estate License # Printed Name of Consumer Printed Name of Consumer		Buyer	Seller	Todays Date Todays Date	
Last Revised	January 24, 2017 FORMS	MAI	☐ Check	there if the con	sumer declines to		

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Form 705