

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

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573 MAIN STREET, WOBURN, MA



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:

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.

573 Main Street, Woburn, MA 01801

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 Edward Carbone 9015680
Printed Name of Real Estate Licensee License #
Carbone Commercial Real Estate, Inc. #6939

☒ Broker ☐ Salesperson **January 8, 2025**

Name of Real Estate Brokerage Firm Carbone Commercial Real Estate, Inc.

Brokerage Firm Real Estate License #

Signature of Consumer

Printed Name of Consumer

☐ Buyer ☐ Seller

Today's Date

Signature of Consumer

Printed Name of Consumer

☐ Buyer ☐ Seller

Today's Date

☐ 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

Form 705
sample2

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