



Details on the property located at
29 Hudson Rd - Unit Restaurant, Sudbury, MA 01776

List Price:
\$22

Laura Meier

Compass

450 Boston Post Road
Weston, MA 02493
508-208-5215
Laura.Meier@Compass.com



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Prepared by **Laura Meier**
Senior Vice President
Black Horse Group at COMPASS
978 443-1790 Office
508 208-5215 Cell



MLS # 73471510 - Active
Commercial/Industrial - Commercial

29 Hudson Rd - Unit Restaurant List Price: **\$22**
Sudbury, MA 01776-1738
Middlesex County
 Directions: **GPS to 29 Hudson Rd, Sudbury**

OPPORTUNITY KNOCKS! FULLY PERMITTED, RENOVATED AND EQUIPPED RESTAURANT available for Lease in the busy and renovated 29 Hudson Plaza; RT 27. Upscale 10,041 SF restaurant space with two oversized bars, upscale interior with all the top features you would expect in a newly built restaurant/bar. High Visibility and High Traffic Count, 33,000 cars per day on Hudson Road. Fantastic opportunity to join ten other successful businesses in this upscale, classic, New England Plaza. Beautiful front patio and rear veranda for use. Two Full floors with a large basement and loading dock; first floor is 3611 SF, 2nd floor is 3492 Sf, LL is 2517 SF and Loading Dock is 421 SF. Ample parking right out front, side and rear of space. Fully ADA compatible. Dishwasher is not included-currently rented. \$22.00 RSF NNN for 1st and 2nd floor, basement negotiable. Possibility for rent to be based on Gross Revenue.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$1,034,900	Space Available For: For Lease
Office:	0	0	Bldg: \$6,242,200	Lease Type:
Retail:	1	10,041	Total: \$7,277,100	Lease Price Includes:
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 3	Sublet: No
			# Stories: 3	21E on File: No
			# Units:	

Total:
 Disclosures: **Any description of the use of this property is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code, or other restrictions. it is the duty of the buyer/tenant to seek advice from an attorney or written confirmation from the municipality.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 122,839 Sq. Ft.	Frontage:	Traffic Count:
Acres: 2.82	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 121	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions: **Dishwasher (rented)**
 Year Established: **2020**
 Year Established Source: **Public Record**

Tax Information

Pin #: **H-09-00002.**
 Assessed: **\$7,277,100**
 Tax: **\$153,110.18** Tax Year: **2025**
 Book: **58156** Page: **562**
 Cert: **000000234755**
 Zoning Code: **LBD**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Office/Agent Information

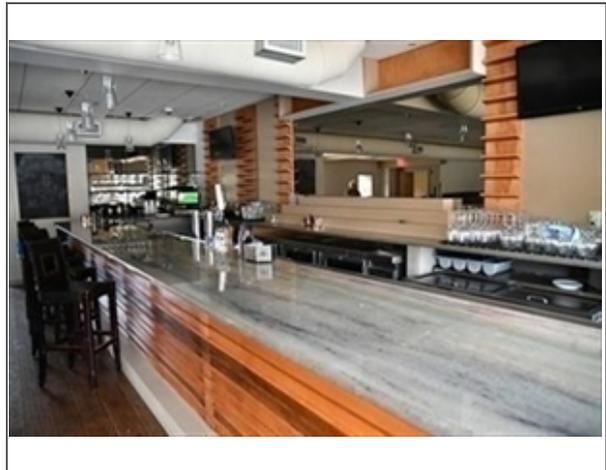
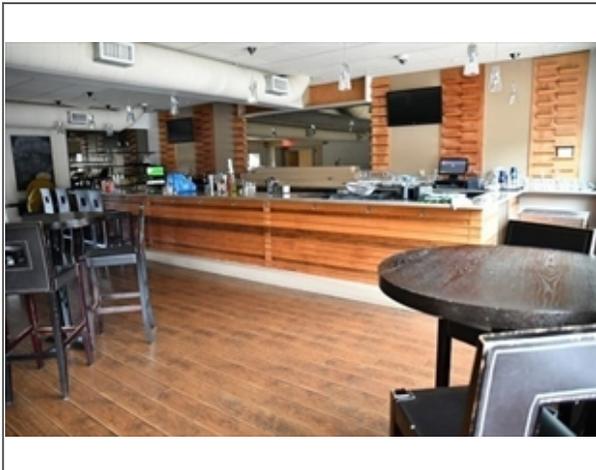
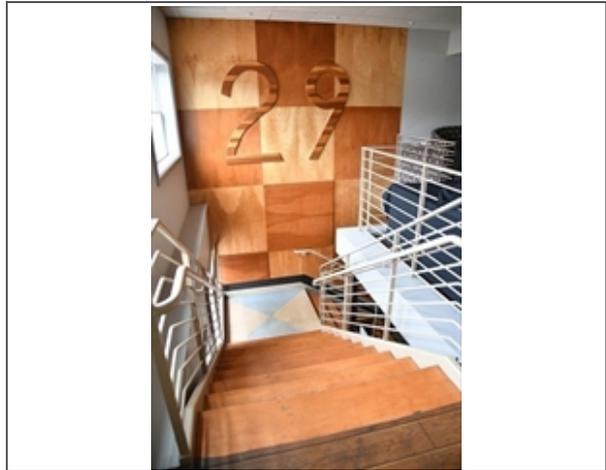
Office: Compass  (617) 206-3333

Agent: Laura Meier  (508) 208-5215

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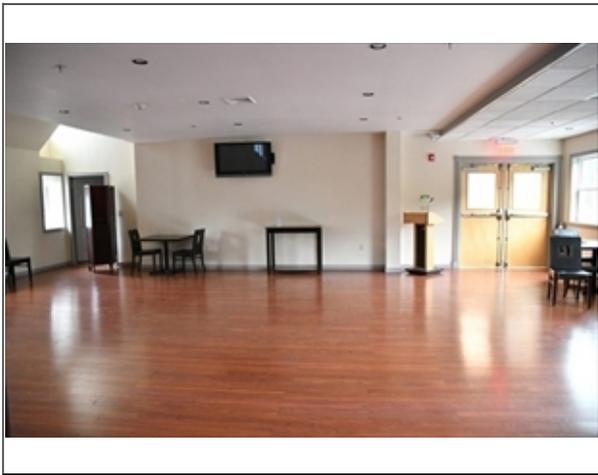
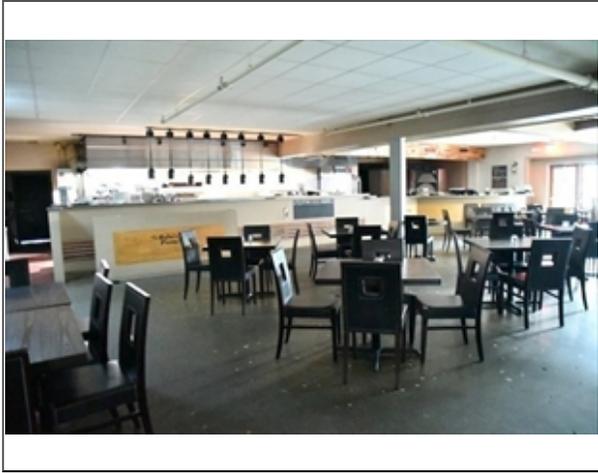
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