

# 63

# GREAT ROAD MAYNARD, MA



COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**3,408 SF Condo For Sale & Lease**

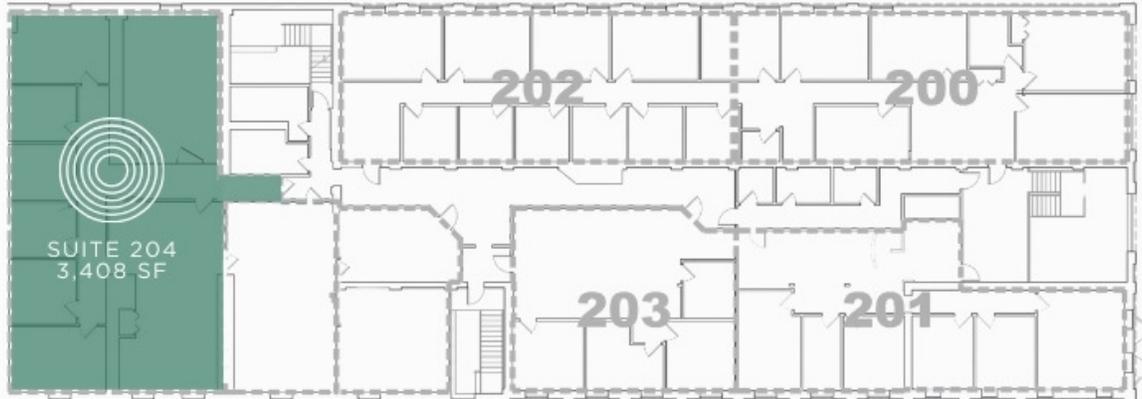


# SUMMARY / SPECIFICATIONS

63 GREAT RD MAYNARD, MA

## CONDO FOR SALE OR LEASE

**2ND FLOOR**  
3,408 SF



## PROPERTY DESCRIPTION

Located at the intersection of Route 117 (Great Road) and Main Street, this spacious condo is set in a beautifully restored Brick and Beam Mill building overlooking the Assabet River. Enjoy scenic walking trails and a short stroll to Downtown amenities, including the world-famous Erikson's Ice Cream. Currently configured with a mix of open layout and six (6) private office and features venting suitable for lab use. The condo could easily be divided into three (3) individual spaces. Positioned prominently at the Route 117/Main Street traffic light, the property offers excellent visibility and signage opportunities. Available for both lease and for sale.

## PROPERTY HIGHLIGHTS

- Type: 2 Story office/ R & D Building | Year Built: 1902, renovated 1985, upgraded 2008
- Zoning: Industrial | Construction: Brick | Roof: Rubber membrane
- Ceiling: High brick and beam ceilings | HVAC: Rooftop units, split units, split ductless units | Floor: VCT Flooring and carpet
- Fire Suppression: Wet sprinkler system | Utilities: Phone, Data: Verizon, Comcast
- Property Tax: \$8,460.08
- Condo Fee: \$13,139.56
- Gas: NSTAR (separately metered) | Water: Municipal Sewer: Municipal
- Power: 1200 amp, 3 phase, 208/110 V 400 amp/Kohler back up generator

## OFFERING SUMMARY

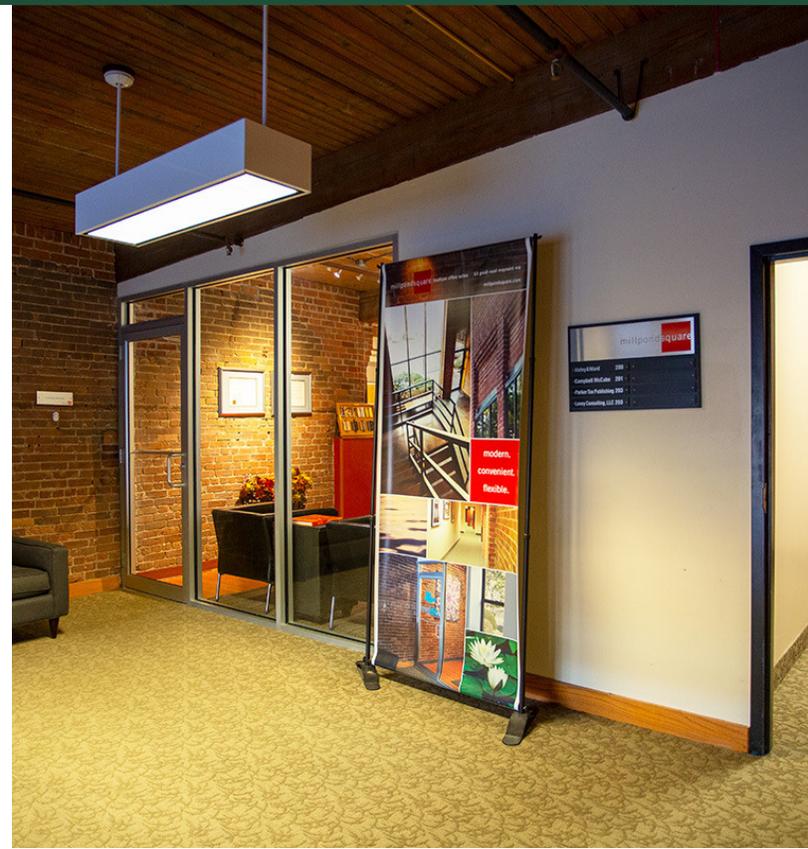
<b>Sale Price:</b>	<b>\$384,000</b>
Lease Rate:	Negotiable
Suite Rentable SF:	3,408 SF
Suite Usable SF:	2,566 SF
Building Size:	31,635 SF
Lot Size	1.42 Acres

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# PROPERTY / LOCATION

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