Details on the property located at

353 Boston Post Road - Unit Suite 2, Sudbury, MA 01776

List Price:
$575

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 # 73476713 - New
Commercial/Industrial - Office

353 Boston Post Road - Unit Suite 2
Sudbury, MA 01776
Middlesex County

List Price: **$575**

Directions: **Intersection of Route 20 and Concord Road in Sudbury/353 Boston Post Road**

SUDBURY- FURNISHED PRIVATE OFFICE- Charm-filled, light and bright, within steps of Mill Village. Suite 2 is Located on the first floor/rear of a historically significant 1790 building, right off the foyer. Shared use of the Conference Room/Kitchen with the other six building tenants. "Back Bay" feel includes original pine-plank floors, built-ins, storage closet. Monthly rent of $575.00 includes Heat, Electric, Water, Trash Removal, Lawn Care, Snow Removal, Common Area Cleaning and Real Estate Taxes. Amble parking in rear of building. Private Office comes with a desk, oriental rug, coat hook...just bring your phone and you are in business. Possibility to be combined with Suite 1 if more space is needed in the future. Fee paid by Landlord.

Building & Property Information

	# Units	Square Ft:
Residential:	**0**	**0**
Office:	**1**	**150**
Retail:	**0**	**0**
Warehouse:	**0**	**0**
Manufacturing:	**0**	**0**
Total:	**1**	**100**

Disclosures: **Listing Agent is building Trustee**

Assessed Value(s)
Land: **$0**
Bldg: **$0**
Total: **$0**

Buildings: **1**
Stories: **2**
Units: **7**

Space Available For: **For Lease**
Lease Type: **Gross**
Lease Price Includes: **Other (See Remarks)**
Lease: **Yes** Exchange: **No**
Sublet: **No**
21E on File: **Yes**

Drive in Doors:
Loading Docks:
Ceiling Height:
Restrooms: **2**
Hndcp Accessibl: **No**

Expandable:
Dividable:
Elevator: **No**
Sprinklers:
Railroad siding:

Gross Annual Inc:
Gross Annual Exp:
Net Operating Inc:
Special Financing:
Assc: Assoc Fee:

Lot Size: **0 Sq. Ft.**
Acres: **0**
Survey:
Plat Plan:
Lender Owned: **No**

Frontage:
Depth:
Subdivide:
Parking Spaces: **10**
Short Sale w/Lndr.App.Req: **No**

Traffic Count:
Lien & Encumb:
Undrgrnd Tank:
Easements:

Features

Construction: **Frame**
Location: **Downtown, Historic, Highway Access**
Parking Features: **Open**
Roof Material: **Shingle**
Site Condition: **Dry, Level**
Utilities: **Public Water, Private Sewer, 440 Volts**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Phone/Internet is not included in the Gross Lease as most businesses require secured internet.**
Year Established: **1790**
Year Established Source: **Appraiser**

Tax Information

Pin #:
Assessed: **$0**
Tax: **$0** Tax Year: **00**
Book: **0** Page: **0**
Cert:
Zoning Code: **B-1**
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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Black Horse Group at COMPASS *353 Boston Post Road*Sudbury*MA
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