

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



**MLS # 73214965 - Active
Commercial/Industrial - Commercial Condo**

**311 Boston Post Rd
Wayland, MA 01778-1802
Middlesex County**

List Price: **\$1,975,000**

Directions: **Rt 20 Wayland, (Boston Post Rd) at entrance to plaza in building.**

Remarks

FREE STANDING, TWO CONDO UNITS / BUILDING, FOR SALE with 21 + parking spaces, 3555 SF consisting of two separate OFFICE/RETAIL units (A & B) w/ direct RT 20 frontage and fantastic visibility! SEWER with high water flow allows many uses! Zoned BUSB. Right side of Building, (Unit B) consists of 1791 SF. This space hosts individual offices on two floors, private bathrooms, decorative fireplace, & picnic area in back; perfect for retail or office benefiting from high visibility; formerly a Real Estate Office. Unit A, (1764 SF) which is adjacent, was once a dental office with individual rooms and reception area. Windows on three sides provides for much natural light! Building boasts Gas Heat, Public Water, SEWER, and Central Air Conditioning with two zones. Use one unit for your own business and collect rent from the other side! Opportunity Knocks!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Sale
Office:	1	1,764	Bldg: \$394,900	Lease Type:
Retail:	1	1,791	Total: \$394,900	Lease Price Includes:
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File: No

Total: **3,555** # Units:

Disclosures: **Measurements are from Public Records; actual measurements were higher; see Floor Plan, Buyer to verify. Taxes are \$21,636.64 for BOTH units.**

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: 0 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 21	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Suburban, Strip, Free Standing, Highway Access, Central Business District**
 Parking Features: **Open, 21+ Spaces, Paved Driveway, On Site**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1980**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:23 L:013**
 Assessed: **\$394,900**
 Tax: **\$21,636** Tax Year: **2023**
 Book: **56577** Page: **550**
 Cert: **000000048225**
 Zoning Code: **BUSB**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5%**
 Facilitator: **0**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Compass  (617) 206-3333

Agent: Laura Meier  (508) 208-5215

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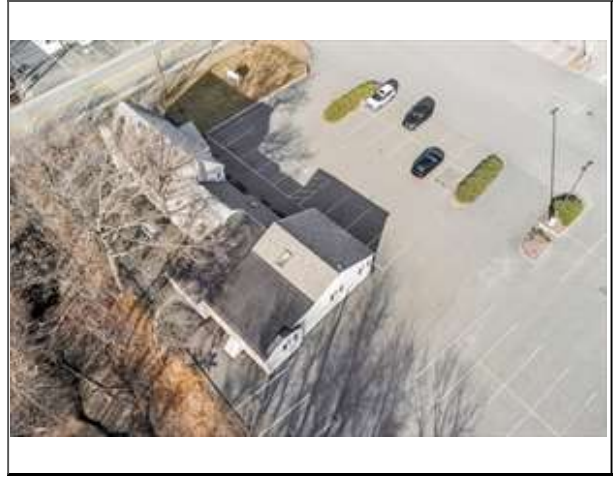
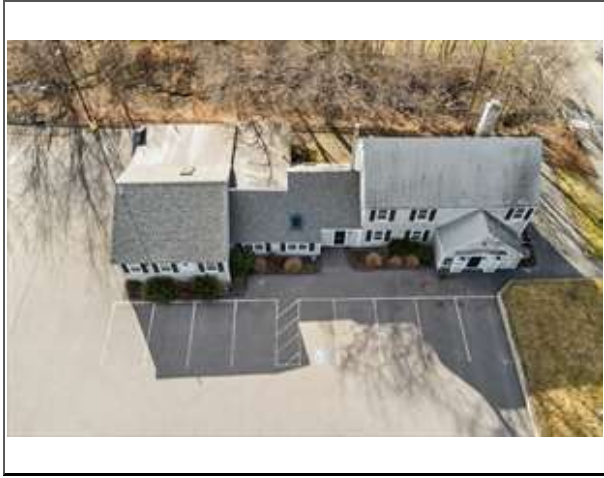
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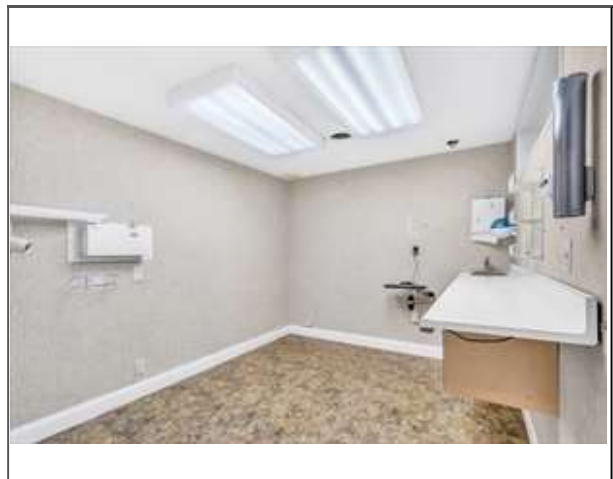
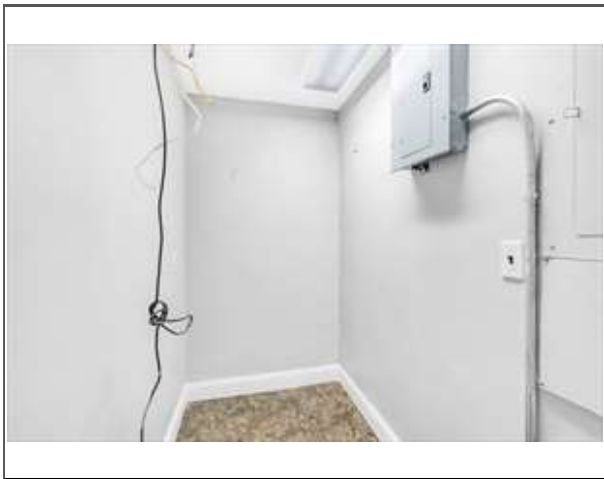
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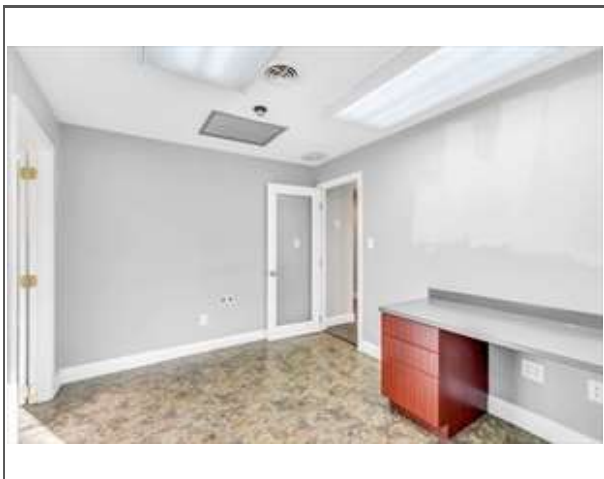
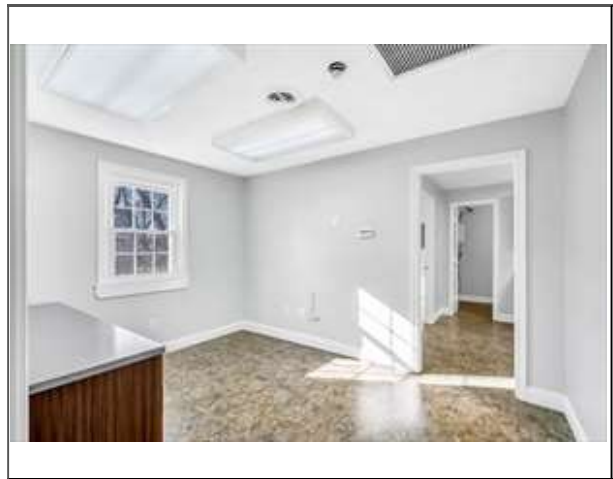
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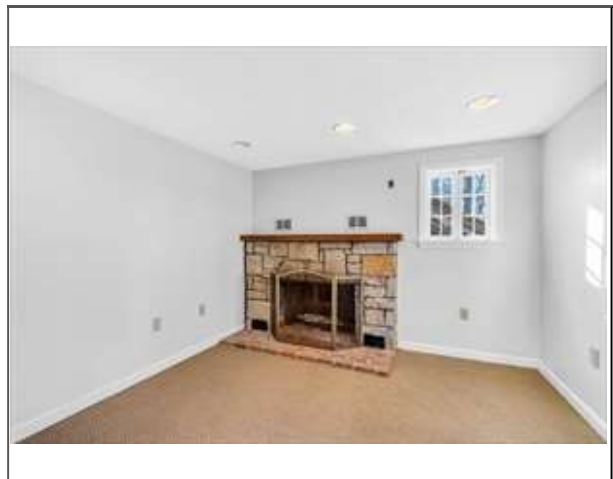
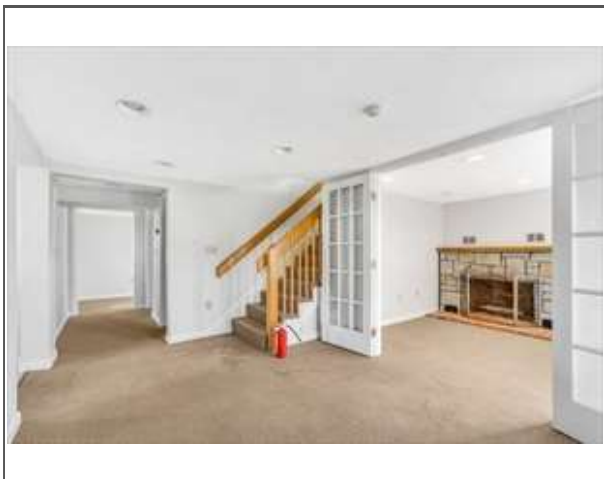
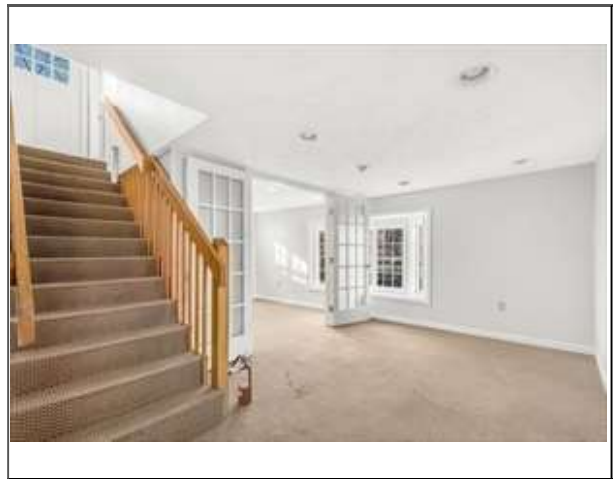
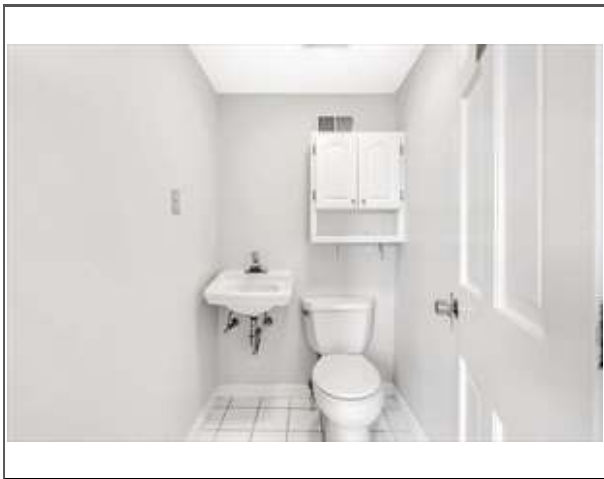
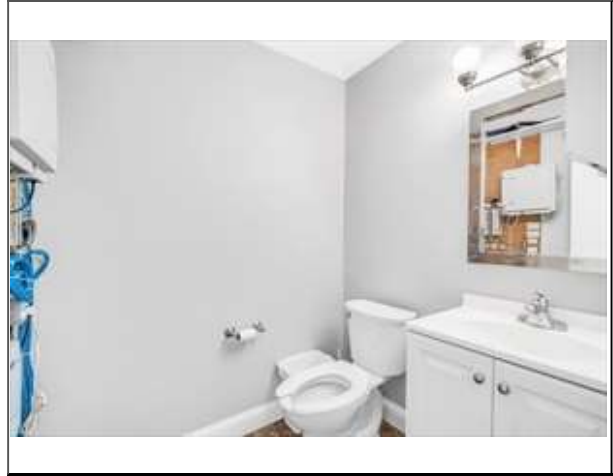
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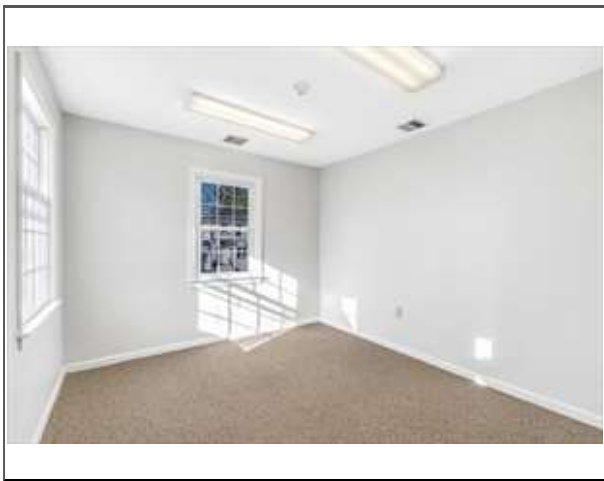
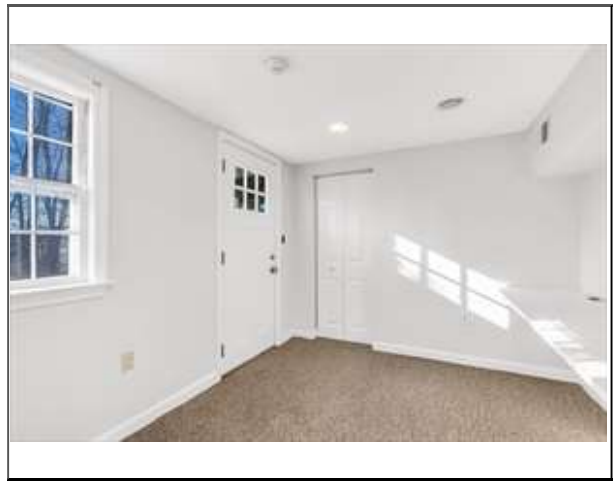
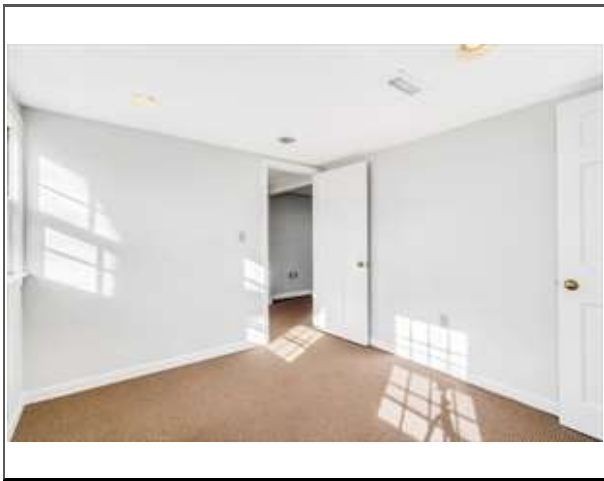
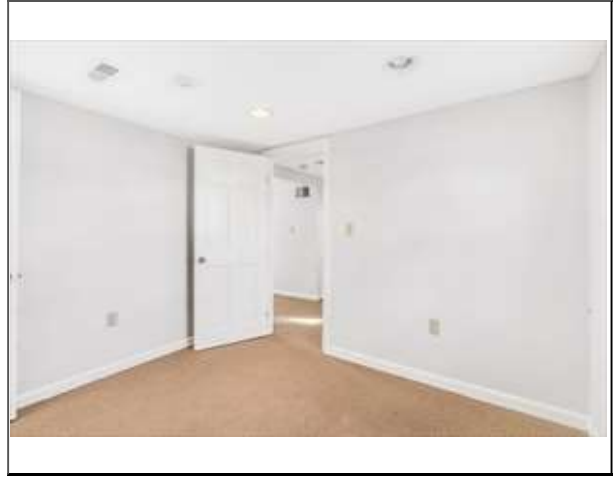
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