



**MLS # 73410882 - Active
Commercial/Industrial - Mixed Use**

**1624 Sudbury Road - Unit 6
Concord, MA 01742
Middlesex County**

List Price: **\$2,250**

Directions: **Utilize GPS for directions from your location.**

Prime Office Space in Sought-After Concord Location! Welcome to 1624 Sudbury Rd—a versatile, carpeted office space ideally situated in one of Concord's most desirable areas. This well-maintained corner office suite offers an executive glass enclosed conference area, bright and professional environment, perfect for businesses seeking a convenient and accessible location. Ample parking, easy access to major routes, and proximity to Concord's shops, restaurants, and services make this a standout opportunity. Whether you're looking to expand your business or establish a new presence in a thriving community, this space provides the flexibility and comfort you need to succeed. Don't miss your chance to secure a prime office address in historic Concord!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$793,300	Space Available For: For Lease
Office:	1	935	Bldg: \$1,644,900	Lease Type: Ground Lease
Retail:	0	0	Total: \$2,438,200	Lease Price Includes:
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0		Sublet: No
			# Buildings: 1	21E on File: No
			# Stories: 2	
			# Units:	
Total:	1	935		

Disclosures: **Property listed as 206 Fitchburg Tpke Concord, MA 01742-5803 on Public Record**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessible:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 118,483 Sq. Ft.	Frontage:	Traffic Count:
Acres: 2.72	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 20	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Brick, Frame**
Location: **Suburban, Strip, Free Standing, Highway Access**
Parking Features: **21+ Spaces, On Site**
Roof Material: **Asphalt/Composition Shingles, Other (See Remarks)**
Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1986**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$2,438,200**
Tax: **\$0** Tax Year: **2025**
Book: **51172** Page: **0112**
Cert:
Zoning Code: **NACB**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **eXp Realty** (888) 854-7493
Listing Agent: **The Prosperity Group** (617) 710-0929
Team Member(s): **Shannon Henderson** (617) 710-0929
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive right to Lease**
Entry Only: **No**

Showing: Sub-Agency: **Call List Agent, Appointment Required, Go Direct, Lockbox**
Showing: Buyer's Broker: **Call List Agent, Appointment Required, Go Direct, Lockbox**
Showing: Facilitator: **Call List Agent, Appointment Required, Go Direct, Lockbox**
Special Showing Instructions: **Schedule through Showing Time. Go and Show.**

Firm Remarks

Easy to show. On Lockbox for agent access.

Market Information

Listing Date: **7/29/2025**

Listing Market Time: MLS# has been on for **7** day(s)

Days on Market: Property has been on the market for a total of **7** day(s) Office Market Time: Office has listed this property for **7** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$2,250**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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Market History for 1624 Sudbury Road U:6, Concord, MA 01742

MLS #	Date			DOM	DTO	Price
73410882	7/29/2025	Listed for \$2,250	The Prosperity Group	7		\$2,250
		Market History for eXp Realty (AC0342)		7		
		Market History for this property		7		

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