



Wronka, Ltd.

Commercial Real Estate Advisors

282 MONTVALE AVENUE

WOBURN MA • BUILDING FOR SALE



3,344± SF

0.27± ACRES

OWNER-USER

EXECUTIVE SUMMARY

Move-in-ready office property offering an owner-user opportunity with a flexible mix of private offices, meeting areas and support space. Distinctive interior finishes, recent exterior improvements and convenient highway access support a practical business location in Woburn.

PROPERTY DESCRIPTION

Zoned B-N • Situated on approximately 0.27 acres, the property offers a newly painted exterior, new landscaping, illuminated signage on a timer, and garage/storage space. Additional entrances are available beside the garage and from the parking area with 12+ spaces.

Amenities are within walking distance. The property is minutes from the Montvale Avenue exit of I-93 and one exit from the I-93 / I-95 (Route 128) interchange. Short walk from MBTA Route 354 (Boston Express via Woburn) stop at I-93 and Montvale Avenue.

MONTVALE AVE TRAFFIC COUNT - 18,634 vehicles / day (2021)

BUILDING FEATURES

200-amp electrical service. Roof replaced when purchased by the current owner; installation date not provided. Existing American Alarm system may be eligible for reactivation.

AREA NOTE The source materials report 3,344± SF and approximately 1,672 SF per floor. Inclusion of upper-level and basement areas in that total has not been confirmed.

SPACE DESCRIPTION

Main & lower level • Hardwood floors enhance the reception or executive-office area. French doors open to a large room with a fireplace. • Multiple offices, kitchenette with granite counter, sink, microwave, undercounter refrigerator and dishwasher; two restrooms. Exit to parking area from lower level.

Second level • Offices, second kitchenette with a sink, microwave and refrigerator. Two restrooms including a shower. Carpeted stairs with a wood railing connect the interior levels.

Third level • Two carpeted offices, including one larger office and a smaller office with a cedar closet-storage. Natural light and skylight add to the interior appeal.

Basement and support areas • Large, clean basement with a lockable computer/network room, bathroom with shower, a full-size refrigerator, two utility sinks and shelving.

CONTACT | Ernest C. Wronka, SIOR, CCIM

781 229 2233 • Wronka Ltd Commercial Real Estate Advisors

Disclaimer: All information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness.