

# 573 Main Street, Woburn, MA



## Office / Bank Building with Drive-Up – For Sale

573 Main Street Woburn is a commercial property with a single, two-story building on 0.29 acres in Woburn, Massachusetts. The total building consists of approximately 2,500 usable square feet. The upper level is fully built out with modern office space and the lower level was formerly a bank branch with two automatic teller locations and drive-up tube access.



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## CARBONE Commercial Real Estate, Inc.

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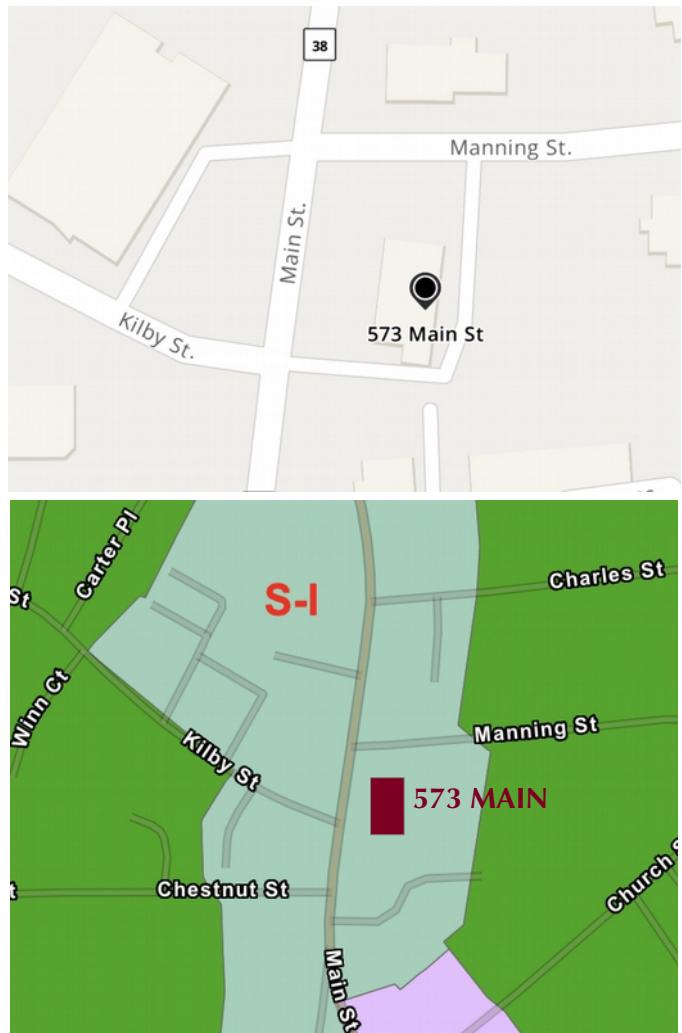
# 573 MAIN STREET, WOBURN, MA

For Sale: \$1,549,000  
Structure: 2,500 +/-sf USF  
3,782 +/-sf per Assessor

Upper Level: Office space  
Modern finishes  
2 Private offices  
Conference room  
Break room / kitchen  
Server room  
2 ADA restrooms  
8-Foot drop ceiling  
Elevator access to upper/lower levels

Lower Level: Office / Bank space  
Vestibule with space for auto. teller machine  
Spacious lobby with 4 teller windows &  
Space for 3 customer service desks  
1 Private office  
Mechanical room

Occupancy: Upper Level: owner occupied  
Lower Level: vacant  
Building to be delivered vacant



## Building Specifications

Lot:	0.29 acres
Built:	1984
Docs:	Book 31625 / Page 174
Zoned:	S-1 (Mixed Use)
Water:	Municipal
Sewer:	Municipal
Heat Fuel:	Natural gas
A/C:	AC Split
Parking:	12 on-site parking spaces

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# 573 MAIN STREET, WOBURN, MA



# 573 MAIN STREET, WOBURN, MA – Upper Level



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# 573 MAIN STREET, WOBURN, MA – Lower Level



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## Commonwealth of Massachusetts

### BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

[www.mass.gov/dpl/boards/re](http://www.mass.gov/dpl/boards/re)

### MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

#### THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

#### CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

**For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.**

#### THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one:  Seller's agent  Buyer's agent  Facilitator

*If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:*

Check one:  Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the  Seller  Buyer

Designated Agency

Only the licensee named herein represents the  Seller  Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

**573 Main Street, Woburn, MA 01801**

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

*Edward Carbone 9015680*

Broker

Salesperson **January 8, 2025**

Signature of Real Estate Licensee

Carbone Commercial Real Estate, Inc. #6939

Printed Name of Real Estate Licensee License #

Name of Real Estate Brokerage Firm

Brokerage Firm Real Estate License #

Signature of Consumer

Printed Name of Consumer

Buyer

Seller

Todays Date

Signature of Consumer

Printed Name of Consumer

Buyer

Seller

Todays Date

Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017

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Statewide Standard Real Estate Forms

**MAR**  
MASSACHUSETTS ASSOCIATION OF REALTORS

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Form 705  
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