



Details on the property located at

353 Boston Post Rd - Unit Suite-3, Sudbury, MA 01776 (South Sudbury)

List Price:

\$2,775

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



Hardwood Flooring

MLS # 73420383 - Active
 Commercial/Industrial - Commercial

353 Boston Post Rd - Unit Suite-3
 Sudbury, MA: South Sudbury, 01776-3001

List Price: \$2,775

Middlesex County

Directions: Building located on Boston Post Rd / Concord Rd intersection; near Mill Village; 353 Boston Post Rd

CHARM-FILLED RETAIL OR OFFICE SPACE AVAILABLE on the **FIRST FLOOR** in this stand-alone historic building which has direct frontage on Route 20 with large picture window & bonus ample natural light from 8 additional interior windows. Space located on 1st floor of building facing RT. 20. Private bathroom in the rear room of this TWO ROOM space. Renovated, "Back Bay" feel inc. original pine-plank floors, built-ins, & decorative fireplace. Roof Signage comes w/ space pending Town/Historic District approvals. 10 on-site parking spaces. Gross Rent of \$2775 per month includes Heat, Electric, Water, Trash Removal, Lawn Care, Snow Removal, Common Area Cleaning and Real Estate Taxes. Phone/internet not included. Shared Conference Room/Kitchen. Located in the Village Business District in "downtown" Sudbury, at the RT 20/Concord Road intersection, near Mill Village. Additional space available on first floor.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Lease
Office:	1	700	Bldg: \$0	Lease Type: Gross
Retail:	1	700	Total: \$0	Lease Price Includes: Other (See Remarks)
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File: No
			# Units:	
Total:		700		
Disclosures: Listing Agent is Trustee of Building.				

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: No Assoc Fee:

Lot Size: 7,405 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.17	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 10	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Location: **Downtown, Historic, Free Standing, Interstate, Highway Access, Central Business District**

Parking Features: **1-10 Spaces, Paved Driveway, On Site, Shared**

Roof Material: **Asphalt/Composition Shingles**

Utilities: **Public Water, Private Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Year Established: **1790**

Year Established Source: **Public Record**

Tax Information

Pin #: **K-09-00051.**

Assessed: **\$0**

Tax: **\$11,057.43** Tax Year: **2025**

Book: **43292** Page: **249**

Cert: **184980**

Zoning Code: **VBD**

Zoning Desc: **Legal Conforming**

Map: Block: Lot:

	<div><div>Seller-Offered Compensation</div><div>Seller-Offered Sub-Agency Compensation: Not Offered</div><div>Seller-Offered Buyer's Broker Compensation: 2.5%</div><div>Seller-Offered Facilitator Compensation: Not Offered</div><div>Seller-Offered Compensation Based On:</div></div>
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MLS # 73420383 - Active

353 Boston Post Rd U:Suite-3, Sudbury, MA: South Sudbury, 01776-3001

Commercial - Commercial

List Price: \$2,775

**Hardwood Flooring****Level 1****Picture Window(s)****Beamed Ceiling****Bathroom**

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MLS # 73420383 - Active**353 Boston Post Rd U:Suite-3, Sudbury, MA: South Sudbury, 01776-3001****Commercial - Commercial****List Price: \$2,775****Bathroom****Kitchen****Parking****Exterior - Back****Common Area**

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MLS # 73420383 - Active**353 Boston Post Rd U:Suite-3, Sudbury, MA: South Sudbury, 01776-3001****Commercial - Commercial****List Price: \$2,775****Exterior - Side****Aerial View****Main Entry****Aerial View**

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MLS # 73420383 - Active**Commercial - Commercial****353 Boston Post Rd U:Suite-3, Sudbury, MA: South Sudbury, 01776-3001****List Price: \$2,775****Facsimile**

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Black Horse Group at COMPASS *353 Boston Post Road*Sudbury*MA
www.BlackHorseRealEstate.net