



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
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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 List Price: **\$2,775**
Sudbury, MA: South Sudbury, 01776-3001

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	# Buildings: 1	Lease: Yes Exchange: No
Manufacturing:	0	0	# Stories: 2	Sublet: No
Total:		700	# Units:	21E on File: No

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:	Undrgnd 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:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:

Not Offered

Seller-Offered Buyer's Broker Compensation:

2.5%

Seller-Offered Facilitator Compensation:

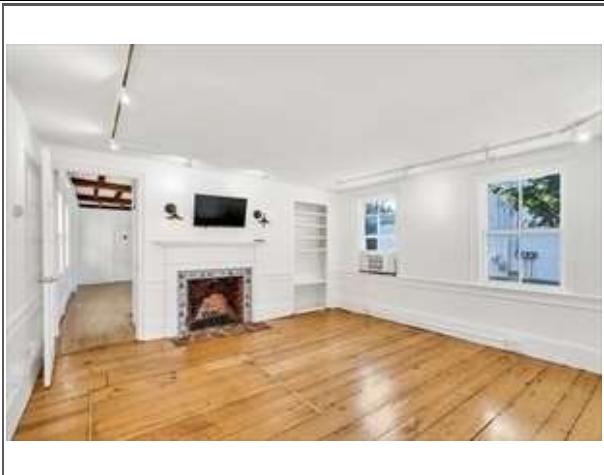
Not Offered

Seller-Offered Compensation Based On:

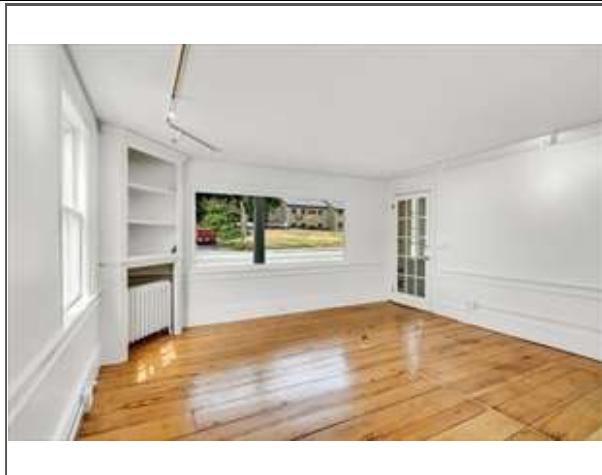
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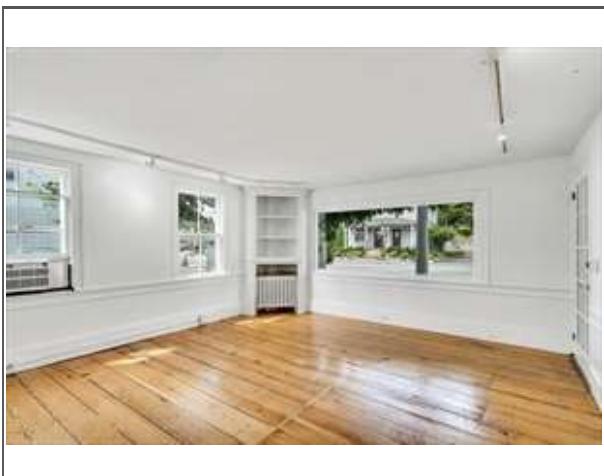
Commercial - Commercial
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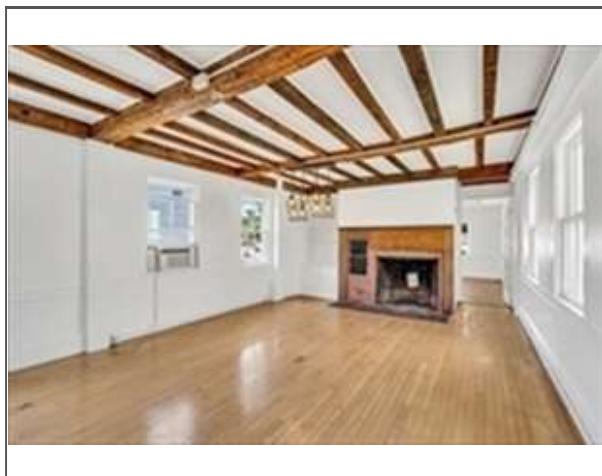
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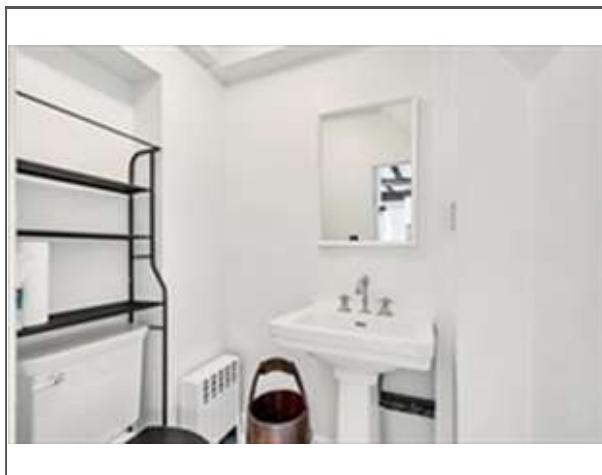
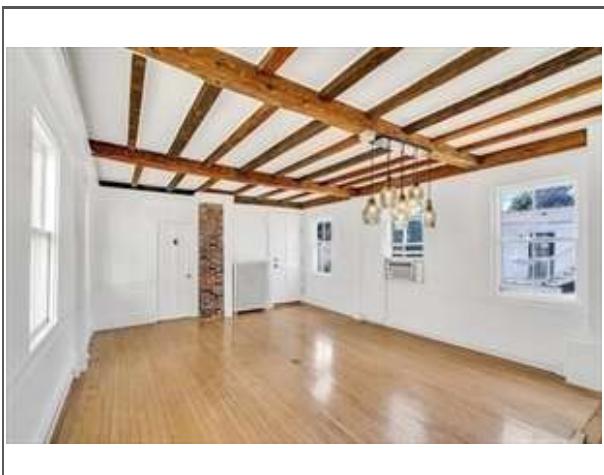
Level 1



Picture Window(s)



Beamed Ceiling



Bathroom

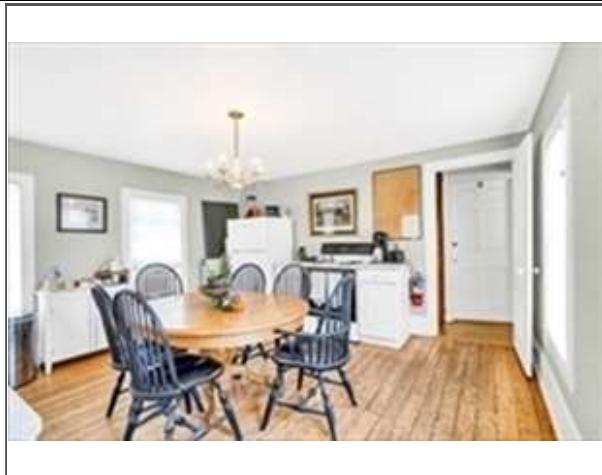
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Bathroom



Kitchen



Parking



Exterior - Back



Common Area

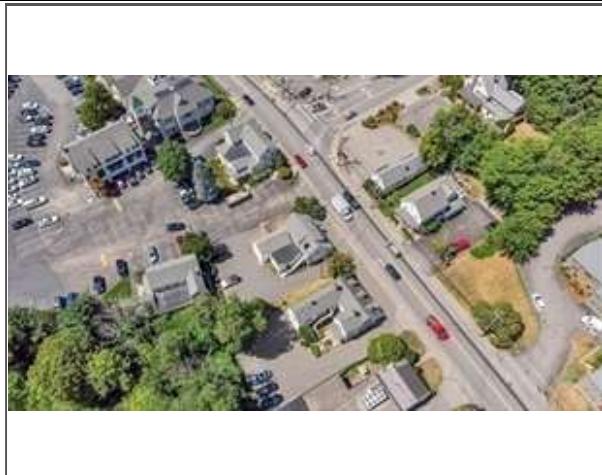
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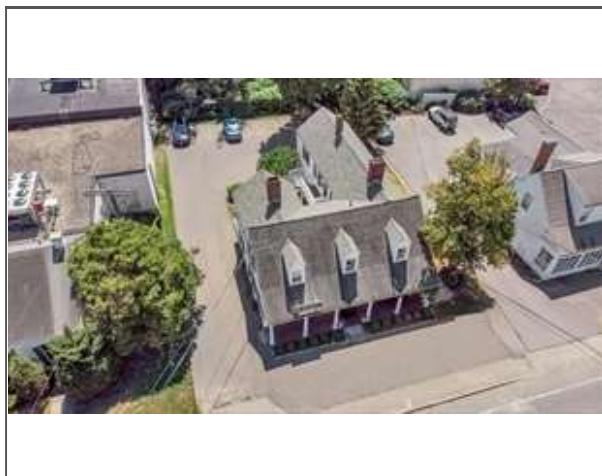
Exterior - Side



Aerial View



Main Entry



Aerial View



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Facsimile



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Black Horse Group at COMPASS *353 Boston Post Road*Sudbury*MA****
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