



MLS # 73410879 - Active
Commercial/Industrial - Commercial

1624 Sudbury Road - Unit 5 List Price: **\$1**
Concord, MA 01742
Middlesex County

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

Discover the perfect professional setting at 1624 Sudbury Road – Unit 5, a well-appointed 646± sq ft corner office suite located in one of Concord’s most desirable commercial areas. This bright, carpeted space is ideal for consultants, therapists, financial professionals, and small businesses seeking a polished presence with excellent accessibility. Surrounded by high-traffic neighbors including Dunkin’ Donuts, Mahoney’s Garden Center, Verrill Farm, and Nashawtuc Country Club, this location benefits from consistent exposure throughout the week. The suite features ample on-site parking (21+ spaces), a level site, and easy access to Route 2 and major commuter routes. Zoned NACB (legal conforming) with public water, sewer, and natural gas utilities. Whether you’re expanding or launching a new venture, this space offers flexibility, visibility, and a professional atmosphere to support your success. Units 1,3, 5 can be lease separately or together. Terms negotiable. Call for lease rates.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$793,300	Space Available For: For Lease
Office:	1	646	Bldg: \$1,644,900	Lease Type: Ground Lease
Retail:	0	0	Total: \$2,438,200	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: Yes Exchange: No
Manufacturing:	0	0	# Stories: 2	Sublet: No
Total:	1	646	# Units: 5	21E on File: No

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 Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 3 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0	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, Improved Driveway, Paved Driveway, On Site**
 Roof Material: **Asphalt/Composition Shingles, Other (See Remarks)**
 Site Condition: **Dry, Level**
 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: **15F** Block: **3443** Lot: **2**

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**

Days on Market: Property has been on the market for a total of **183** day(s)

Expiration Date:

Original Price: **\$1,287**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **183** day(s)

Office Market Time: Office has listed this property for **183** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Price History for 73410879
1624 Sudbury Road U:5, Concord, MA 01742

Date		Amount	%	DOM to PCG	DOM of PCG
07/29/2025	Listed for \$1,287				
08/26/2025	Price Changed to: \$1	\$-1,286	99.92%	28	28
					Listing DOM: 183
					Property DOM: 183

**** Calculates and removes Offmarket activity in DOM Timeframe**





