

801

MAIN STREET
CONCORD, MA

WAYSIDE SQUARE
FOR SALE . UNIT 8

1,489 SF

*PRICE REDUCTION: **\$5,000**

NEW ASKING PRICE: **\$292,500**

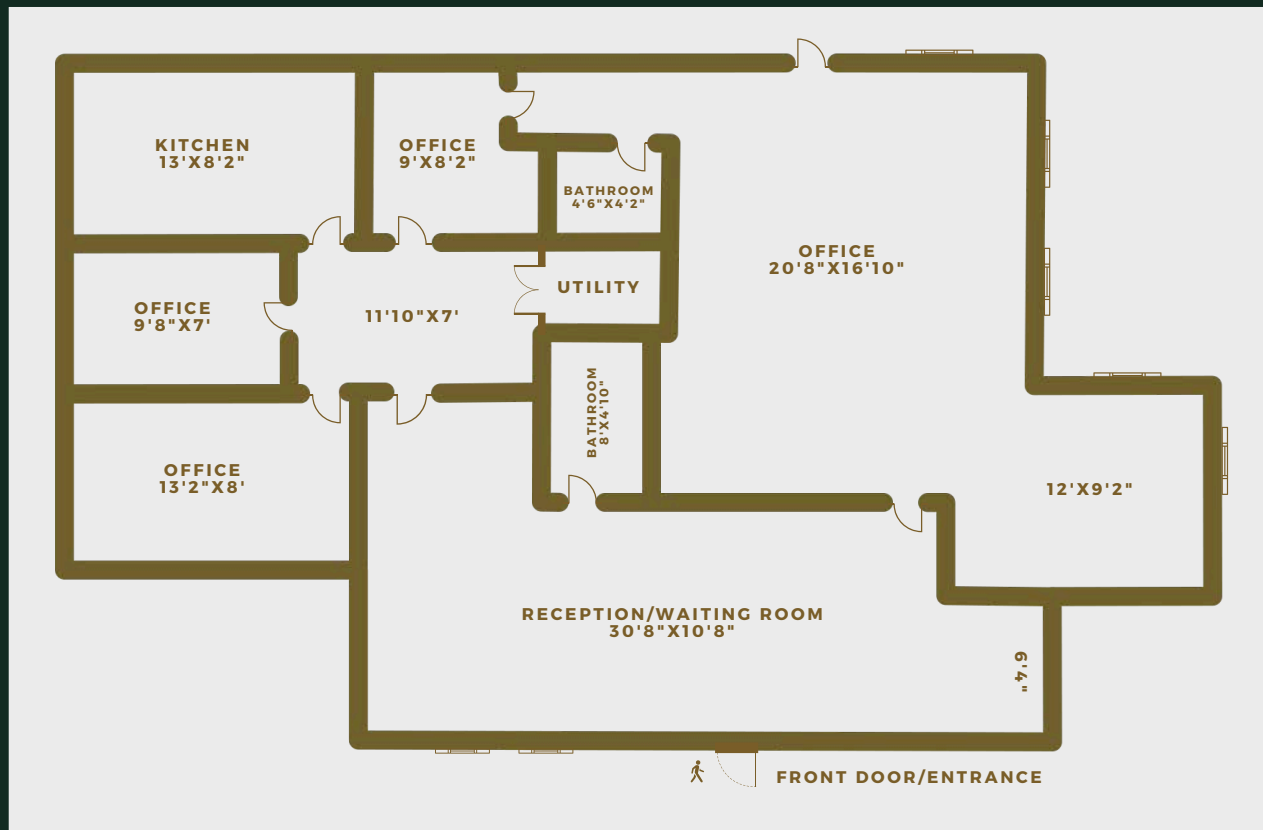
COMMERCIAL
O'BRIEN
PROPERTIES, INC

*BROKER BONUS: \$2,500.00
IF PROPERTY IS CLOSED PRIOR TO 08/01/2025

PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

Located within Wayside Square Office Building, this beautiful first floor, 1,489 SF office condo is available for sale. Recently updated, the buildout includes a private office, kitchen, large assembly area, reception and two (2) interior bathrooms. The space offers prominent visibility with an opportunity to install company signage on the front of the property. The condo association fees cover HVAC maintenance, landscaping, snow removal, trash removal and more.

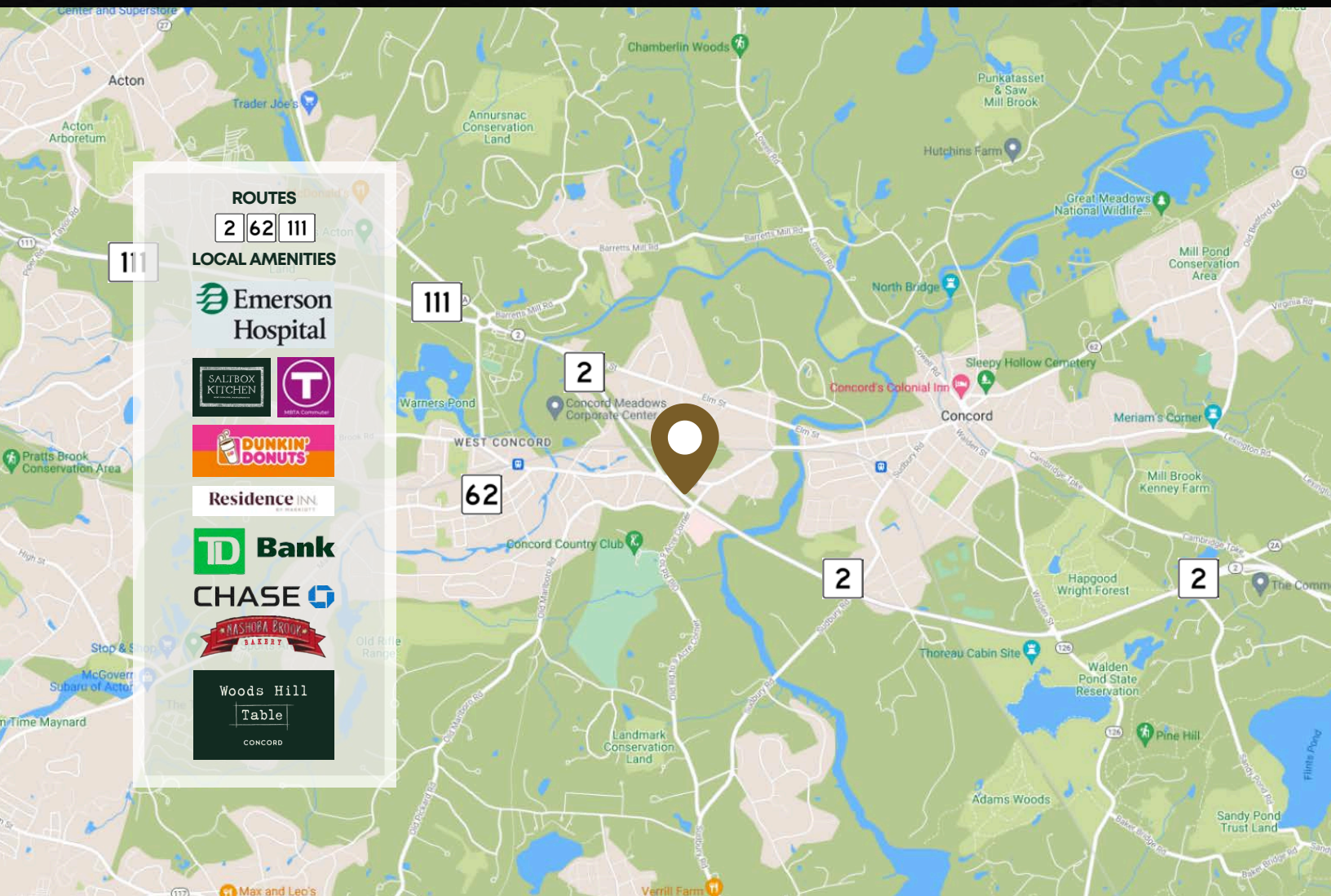


SPECIFICATIONS

- TYPE: OFFICE
- STORIES: TWO (2)
- HEATING: NATURAL GAS
- WATER: TOWN OF CONCORD
- SEWER: TOWN OF CONCORD
- CONDO FEES: \$2,893.00/Quarter
HVAC, MAINTENANCE, LANDSCAPING,
SNOW REMOVAL, TRASH REMOVAL AND
MORE
- TAXES: \$900.00/Quarter

1,489 SF OF OFFICE SPACE FOR SALE/UNIT 8 . WAYSIDE SQUARE OFFICE BUILDING

THE PROPERTY/LOCATION



- ROUTES**
2 62 111
- LOCAL AMENITIES**
- Emerson Hospital
 - Saltbox Kitchen
 - Dunkin' Donuts
 - Residence Inn
 - TD Bank
 - CHASE
 - Nashua Brook
 - Woods Hill Table

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MAIN STREET
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WAYSIDE SQUARE
FOR SALE . UNIT 8

1,489 SF



Emerson
Hospital

2

2

2

COMMERCIAL
O'BRIEN
PROPERTIES, INC.

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