

# PRIME 1ST FLOOR COMMERCIAL CONDO FOR SALE

220 Broadway - Suite 103, Lynnfield, MA 01940



Offered at \$199,000

Prime Commercial Condo for Sale: Ideal Location on Rt 1 South with Premium Amenities. Discover this exceptional 1st-floor condo in the North Building with easy access to the parking area by the building exit perfect for clients or employees. Nestled within beautifully landscaped grounds, this well-maintained building provides a professional atmosphere perfect for your business needs. Key features include recently renovated bathrooms, ensuring modern convenience and style. A new AC/Heat Pump was installed in 2020 for optimal comfort year-round. Elevator upgraded in 2023. Generous parking with ample spaces available for you and your clients. Gated access after hours and on Sundays. As a bonus, the use of the on-site clubhouse is available for business-related functions at no additional charge. For non-business events, a small fee of \$150 plus a sanitizing fee applies. 2 office sublets are in place as TAW with a combined gross monthly income of \$1,225.



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