

Medical Office Condo

SALE OR LEASE



3 Woodland Road, Suite #412, Stoneham, MA

Medical Only Building

Offered at \$1,350,000

Leased at \$22.00 per sq. ft. + electricity



ZUBY SINGH, REALTOR®

Coldwell Banker Realty

Lic#: 9569157

1775 Massachusetts Ave. | Lexington, MA 02420

C. 781.860.9111 | O. 781.862.2600

Zuby.Singh@cbrealty.com

GoToZuby.com | RealtorZuby.com



**COLDWELL BANKER
REALTY**

3 Woodland Road, Stoneham, MA.

Suite 412

Medical Only Building

3,910 sq. ft. located on the 4th floor with a lovely view. Condo restricted to medical profession. Close to Boston, convenient location & access to Rt. 93/95 and bus route. Complex has its own MBTA bus stop. Overlooking Spot Pond and Middlesex Fells. Large bright windows with beautiful views and natural light in 8 of the rooms. 1 Kitchen, 2 large corner offices, 2 private restrooms (1 with private dressing room and washer/dryer). Well maintained, near double elevators & ample parking. Large Reception/Waiting area and sizeable reception office space. 1 room lined for X-ray machines. The building has a 5,000 sq. ft. free-standing Surgery Center, certified by The Joint Commission and Centers for Medicare & Medicaid Services. Available for sale or lease immediately.

Floor	4th	Taxes	\$9,807
Built	1988	Tax Year	2021
Sq. Ft.	3,910	Assessed	\$478,400
Restrooms	2 Private	Book/Page	56018/568
Parking	Ample	Condo Fees	\$35,092

Condo Fee includes: Heat, hot water, gas, water, sewer, master insurance, elevator, exterior maintenance, road maintenance, landscaping, snow removal, dock mooring, A/C, parking, management fee.

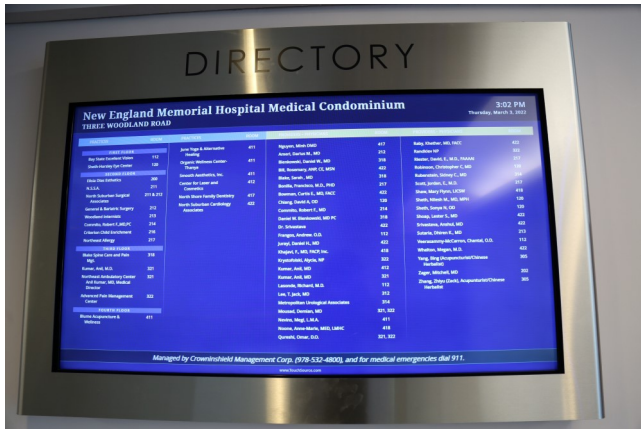
Lease available at \$22 per sq. ft. plus electricity.

Directions: The main entrance is on the opposite of the main road, so please drive around the building.

Showing Instructions: Accompanied Showings. Available for weekends.

Call or text Zuby Singh 781-860-9111

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