

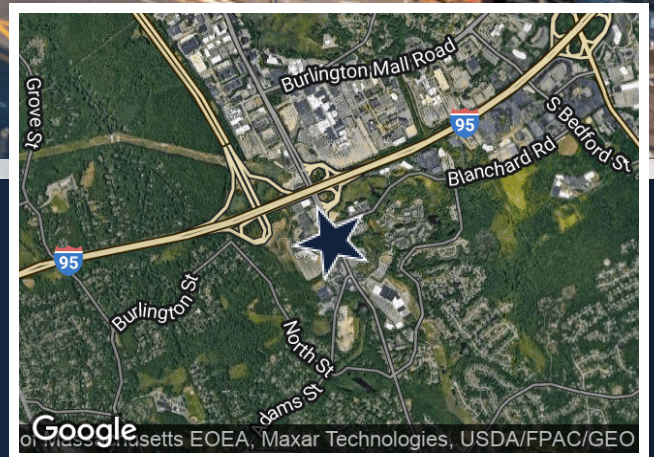
62 MIDDLESEX TURNPIKE

BURLINGTON, MA



7,056 SF

COMMERCIAL BUILDING FOR
SALE



CONTACT:

DAVID STUBBLEBINE
JAMES STUBBLEBINE
ELLEN GARTHOFF

617.592.3391
617.592.3388
978.760.1263

DAVID@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM
ELLEN@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7,056 SF Commercial Building For Sale

PROPERTY HIGHLIGHTS

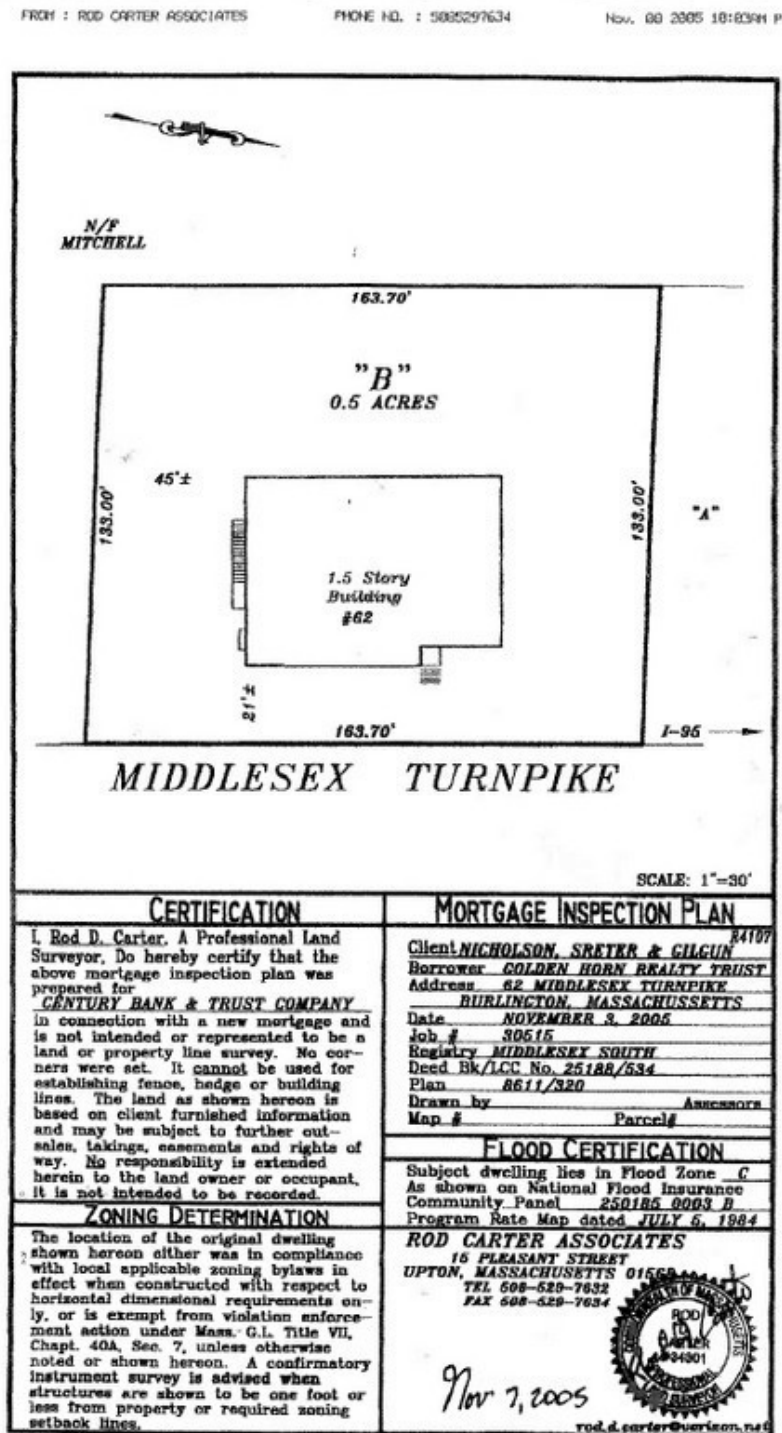
- Located minutes from the Burlington Mall and a 1+ M SF office and retail hub district
- Property offers multiple opportunities for investors, developers and retail

OFFERING SUMMARY

BUILDING SIZE:	7,056 SF
LOT SIZE:	0.5 Acres
ZONING:	Retail/Industrial
YEAR BUILT:	1956
FRONTAGE:	160' on Middlesex Turnpike (with 2 curb cuts)
PARKING:	7 spaces on-site
ELECTRICAL:	1200 Amps, 3-Phase
R.E. TAXES:	\$2.03/SF (2021)
SALES PRICE:	\$2,400,000

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	67,389	365,447
TOTAL POPULATION	175,541	926,314
AVERAGE HH INCOME	\$121,270	\$105,086

SITE PLANS

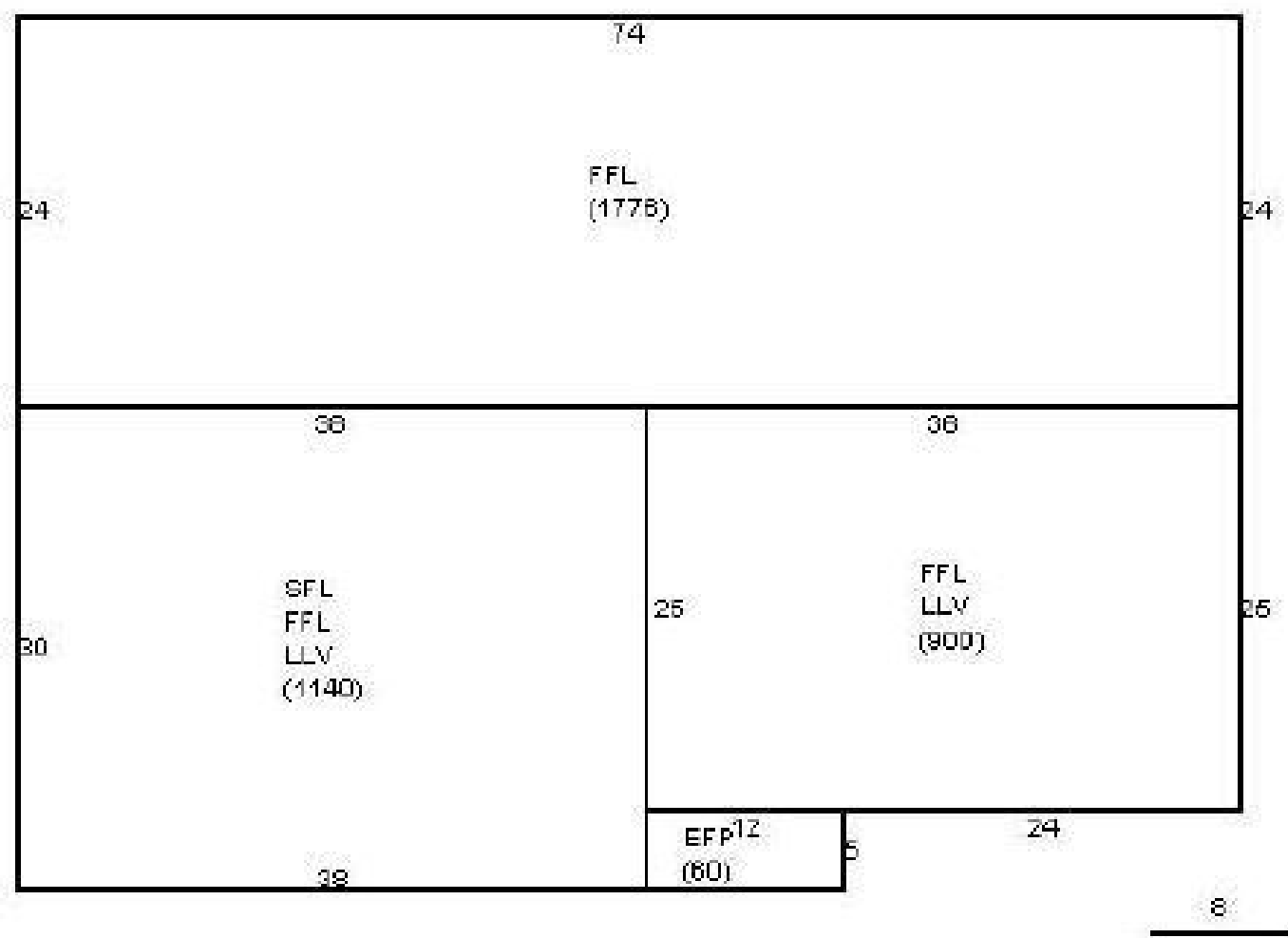


THE
STUBBLEBINE
COMPANY

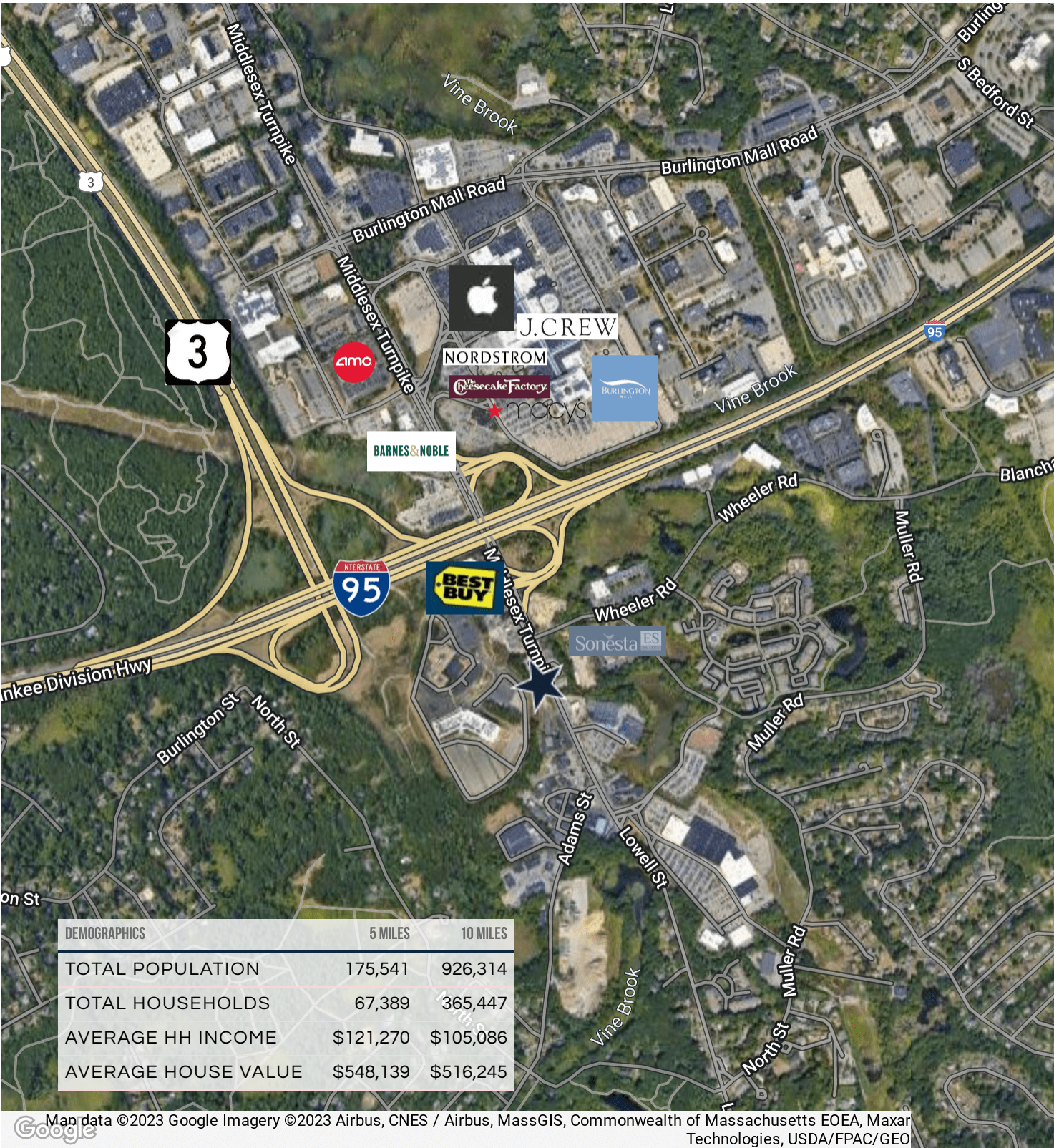
CORFAC INTERNATIONAL

THE STUBBLEBINE COMPANY
ONE CRANBERRY HILL | LEXINGTON, MA
STUBBLEBINECOMPANY.COM

FLOOR PLANS



LOCATION MAP



62 MIDDLESEX TURNPIKE

BURLINGTON, MA



CONTACT:

DAVID STUBBLEBINE
JAMES STUBBLEBINE
ELLEN GARTHOFF

617.592.3391
617.592.3388
978.760.1263

DAVID@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM
ELLEN@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL