

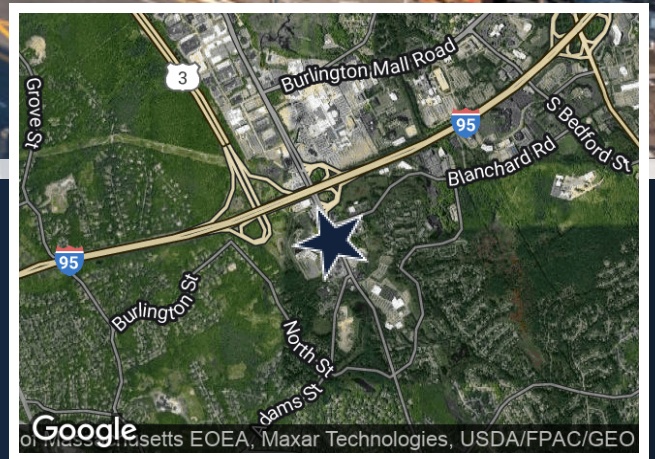
# 62 MIDDLESEX TURNPIKE

BURLINGTON, MA



## 7,056 SF

COMMERCIAL BUILDING FOR  
SALE



**CONTACT:**

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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
RE TAXES:	\$2.03/SF (2021)
SALES PRICE:	\$1,950,000

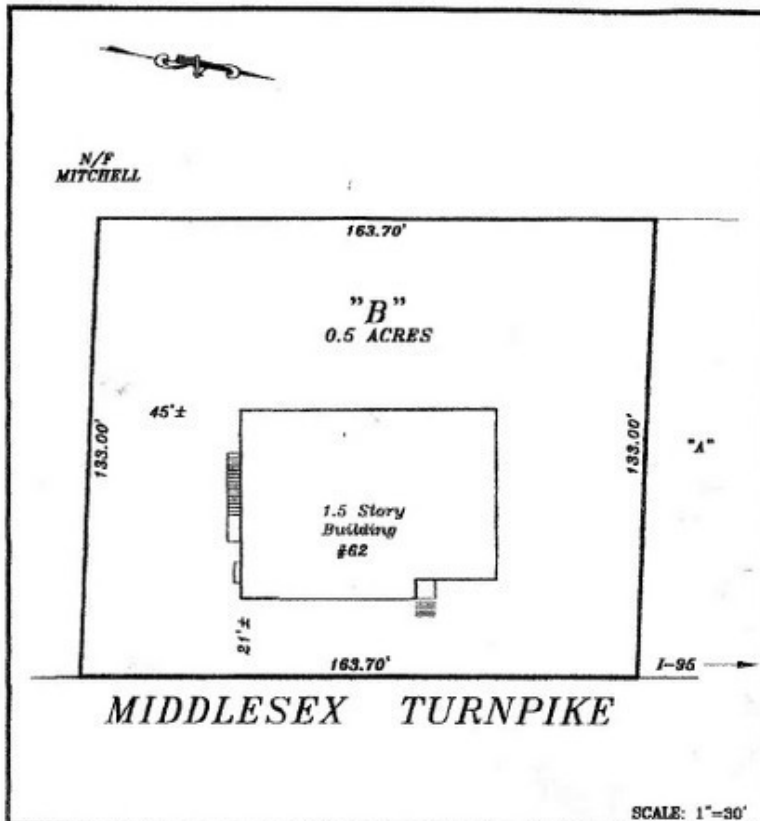
DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	67,389	365,447
TOTAL POPULATION	175,541	926,314
AVERAGE HH INCOME	\$121,270	\$105,086

SITE PLANS

FROM : ROD CARTER ASSOCIATES

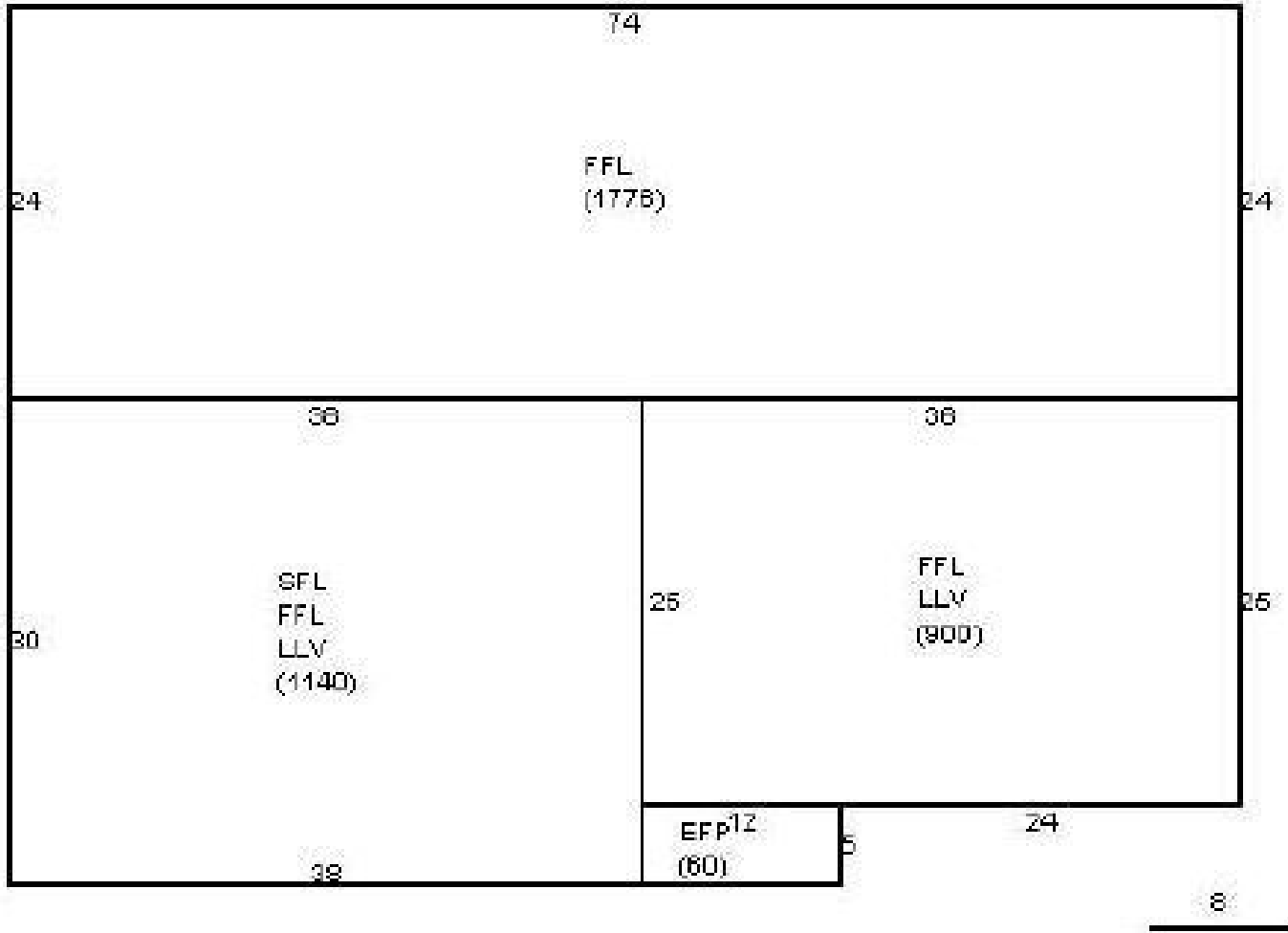
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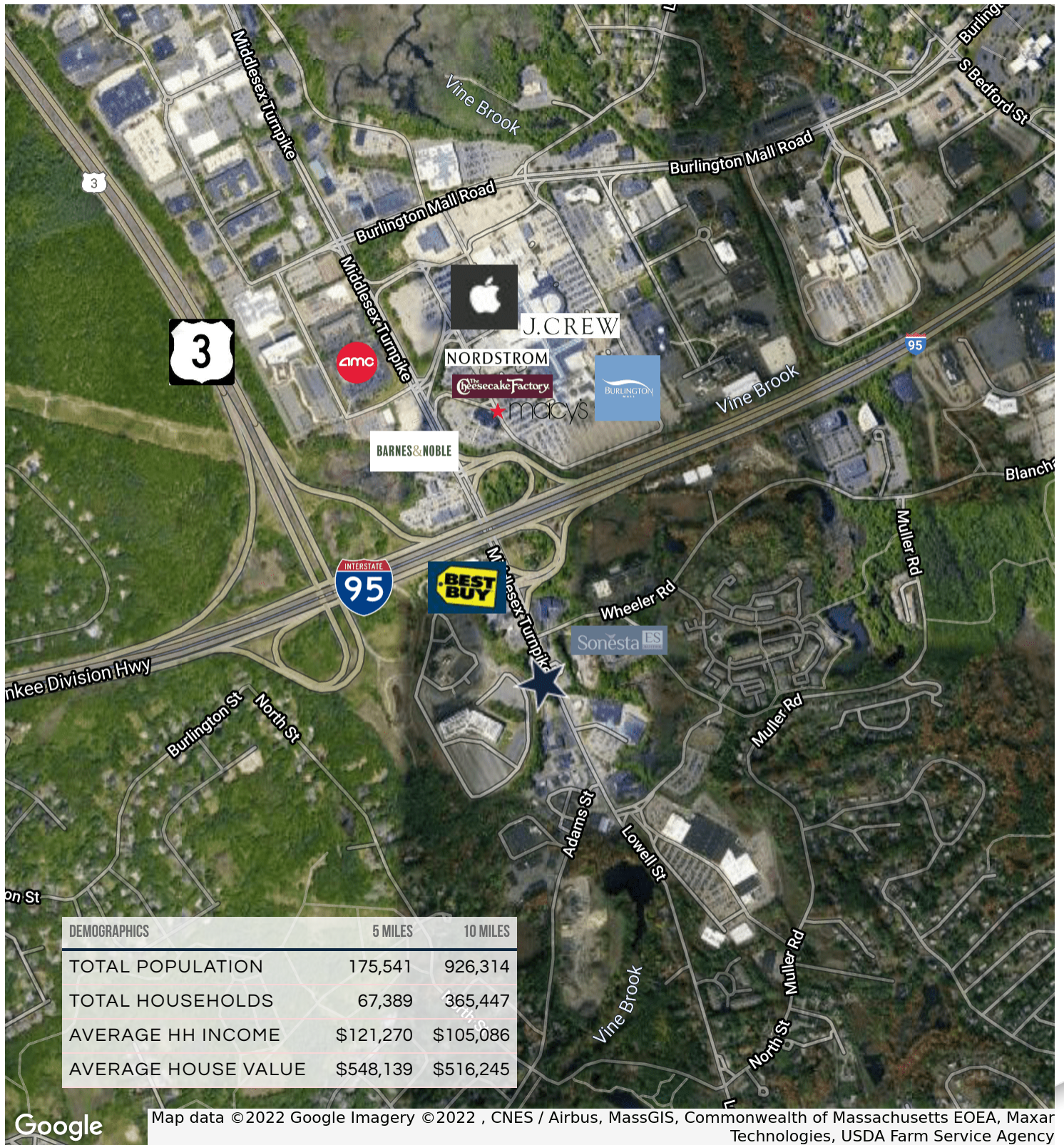


<p align="center"><b>CERTIFICATION</b></p> <p>I, Rod D. Carter, A Professional Land Surveyor, Do hereby certify that the above mortgage inspection plan was prepared for <b>CENTURY BANK &amp; TRUST COMPANY</b> in connection with a new mortgage and is not intended or represented to be a land or property line survey. No corners were set. It cannot be used for establishing fence, hedge or building lines. The land as shown hereon is based on client furnished information and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended herein to the land owner or occupant, it is not intended to be recorded.</p> <p align="center"><b>ZONING DETERMINATION</b></p> <p>The location of the original dwelling shown hereon either was in compliance with local applicable zoning bylaws in effect when constructed with respect to horizontal dimensional requirements only, or is exempt from violation enforcement action under Mass. G.L. Title VII, Chapt. 40A, Sec. 7, unless otherwise noted or shown hereon. A confirmatory instrument survey is advised when structures are shown to be one foot or less from property or required zoning setback lines.</p>	<p align="center"><b>MORTGAGE INSPECTION PLAN</b></p> <p>Client <u>NICHOLSON, SRETER &amp; GILGUN</u> 34107                  Borrower <u>GOLDEN HORN REALTY TRUST</u>                  Address <u>62 MIDDLESEX TURNPIKE</u>  <u>BURLINGTON, MASSACHUSETTS</u>                  Date <u>NOVEMBER 3, 2005</u>                  Job # <u>30515</u>                  Registry <u>MIDDLESEX SOUTH</u>                  Deed Bk/LCC No. <u>25188/534</u>                  Plan <u>8611/320</u>                  Drawn by _____ Assessor's                  Map # _____ Parcel# _____</p> <p align="center"><b>FLOOD CERTIFICATION</b></p> <p>Subject dwelling lies in Flood Zone <u>C</u>                  As shown on National Flood Insurance                  Community Panel <u>250185 0003 B</u>                  Program Rate Map dated <u>JULY 5, 1984</u></p> <p><b>ROD CARTER ASSOCIATES</b>                  15 PLEASANT STREET                  UPTON, MASSACHUSETTS 01568                  TEL 508-529-7632                  FAX 508-529-7634</p> <p align="right">Nov 7, 2005</p> <p align="right"><small>rod.d.carter@erison.net</small></p>
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# FLOOR PLANS



LOCATION MAP



# 62 MIDDLESEX TURNPIKE

BURLINGTON, MA



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