



89 CAMBRIDGE ST

BURLINGTON, MA

FOR SALE | 6,000 +/- SF FLEX/OFFICE BUILDING ON 0.41 AC

- 0.3 Miles from Route 95
- 3.6 Miles from Route 3



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,000 +/- SF Flex/Office Building on 0.41 AC for Sale

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	26,880	72,941	343,416
Total Population	70,810	194,972	889,149
Average HH Income	\$184,019	\$203,471	\$176,231

TRAFFIC METRICS

Annual average daily traffic of Route 3: 112,793
Annual average daily traffic of Route 95: 155,475

Distance to Route 95: 0.3 Miles
Distance to Route 3: 3.6 Miles

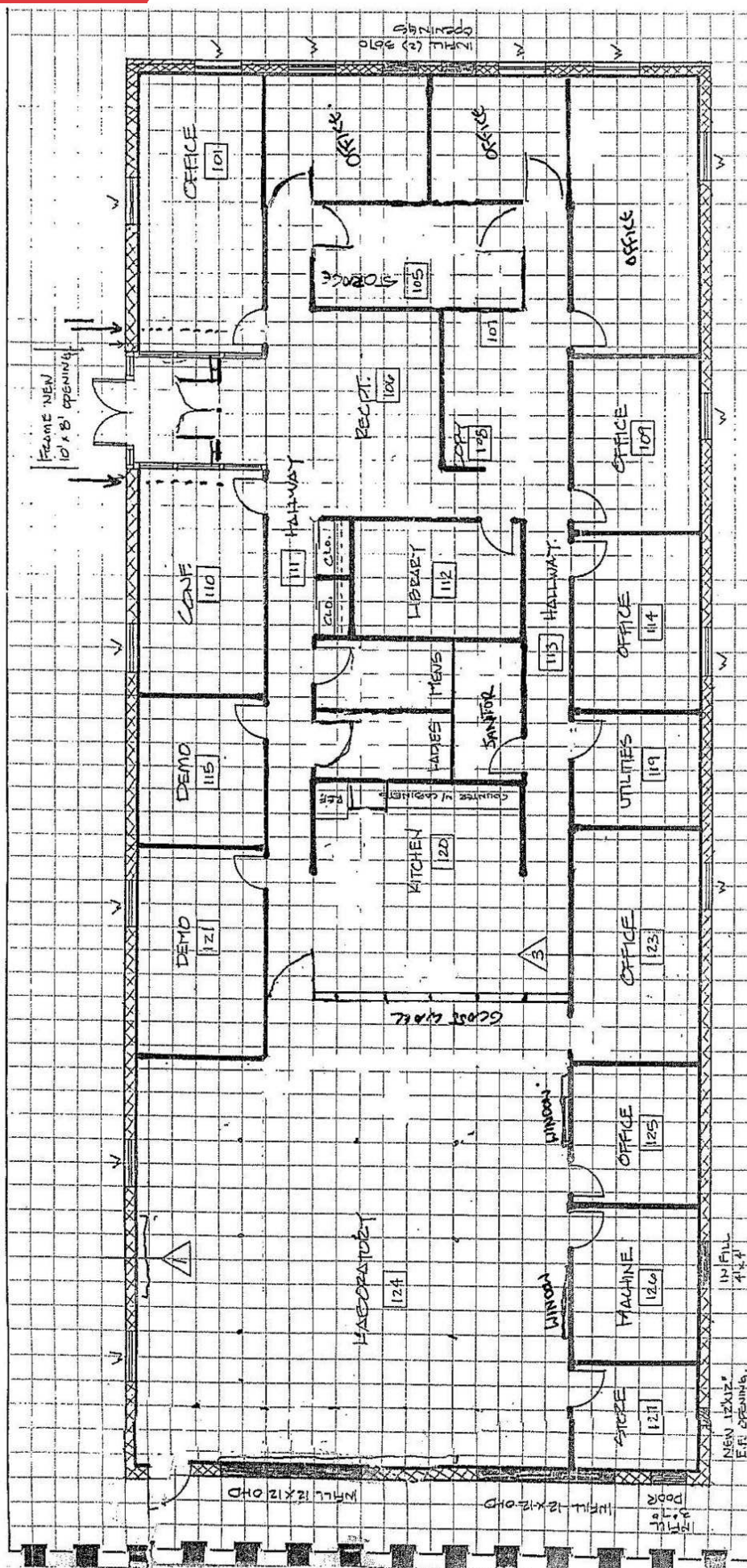
PROPERTY SPECIFICATIONS

Building Size:	6,000 +/- SF
Lot Size:	0.41 AC
Year Built:	1950
Construction:	Masonry
Roof:	Rubber Membrane
Water & Sewer:	City
Heat:	Gas
HVAC:	Three (3) rooftop units
Power:	Two (2) 200 amp panels
Bathrooms:	Two (2) restrooms
Ceiling Height:	8'6" to dropped ceiling
Taxes:	\$16,120
Air Conditioning:	100% Air Conditioned
Zoning:	BG
Sale Price:	\$2,250,000

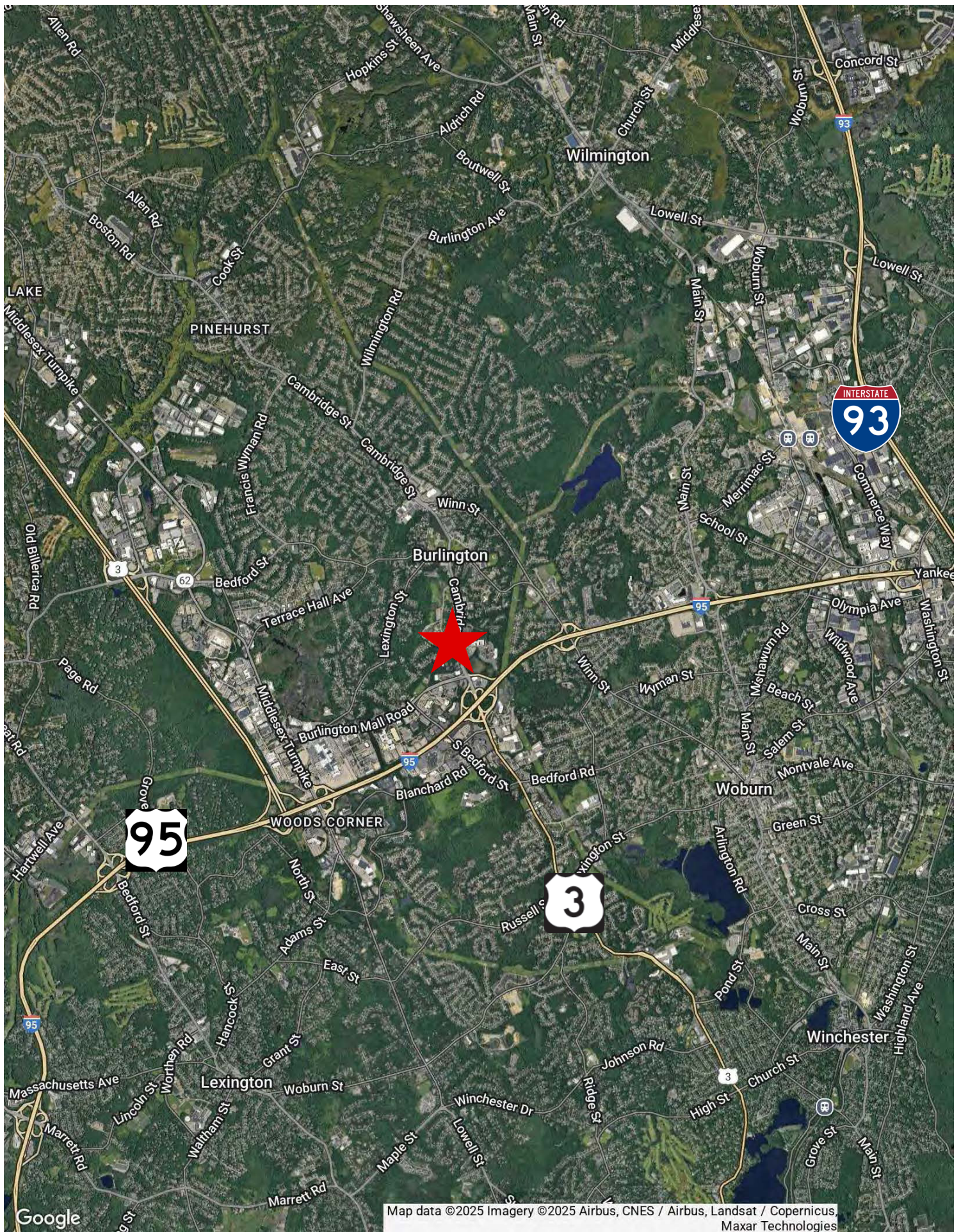




FLOOR PLAN







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ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

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