

106 ACCESS ROAD



OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	18,960 SF
Available SF:	
Lot Size:	1.2 Acres
Price / SF:	\$87.03
Year Built:	1975
Zoning:	M

PROPERTY OVERVIEW

Available for sale, 18,960 SF office building located in Norwood, Massachusetts. Convenient location across from Norwood Memorial Airport allows access to I-95 and Route 1 in less than 3 minutes, making this building perfect for groups who value ease of access into Boston. Ample parking for more than 50 cars plus 1/4 acre fenced outdoor storage area make this building an excellent option for contractors. Building is at 70% occupancy, leaving up to 5500 SF of office space for an owner-occupant. Great opportunity to occupy space for your business along with rental income to help offset your mortgage or for an investor to add value by bringing the building to full occupancy.

PROPERTY HIGHLIGHTS

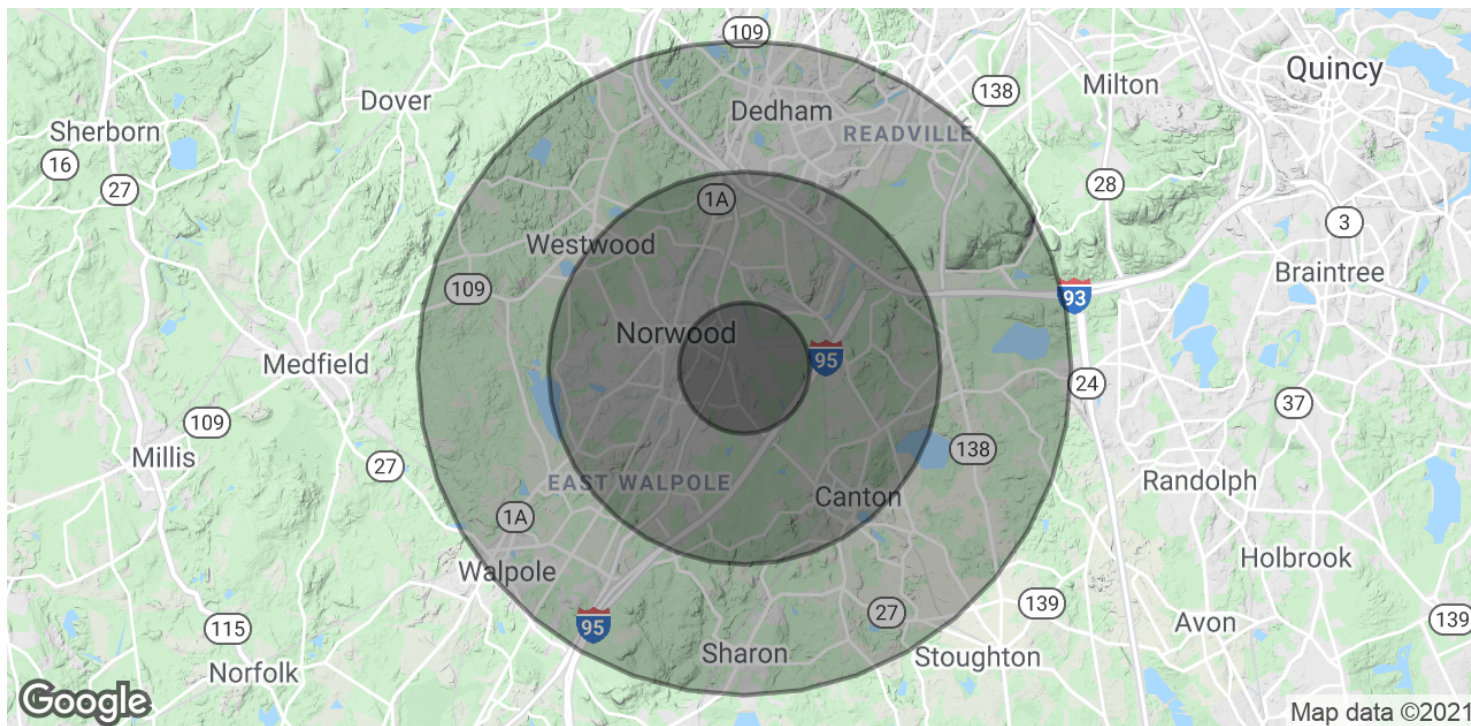
- Great location - Less than 1.5 miles from I-95 and Route 1
- Ample parking for more than 50 cars
- Fenced outdoor storage area
- Excellent owner-occupant building with rental income
- Priced below replacement cost

ADDITIONAL PHOTOS

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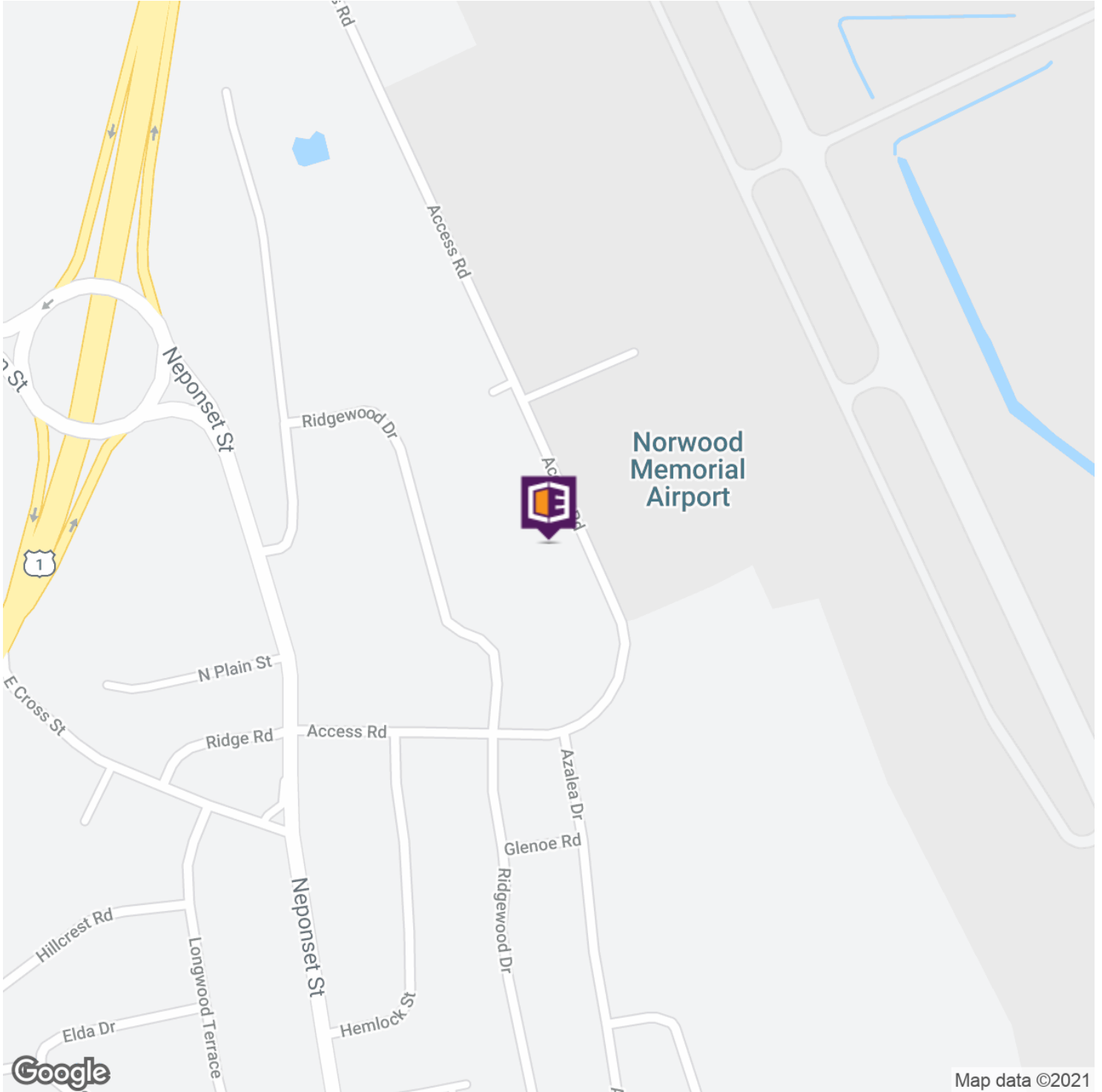
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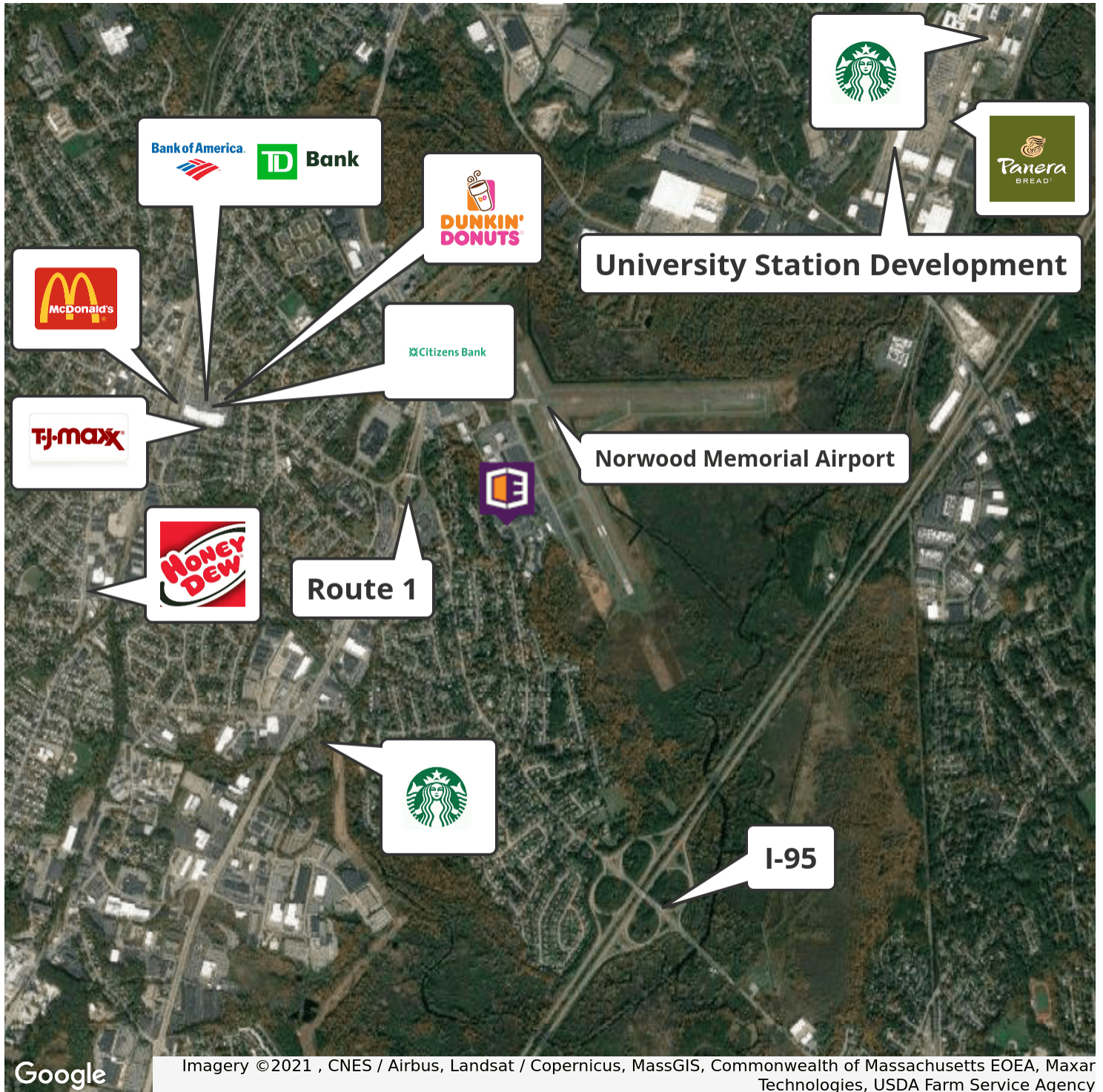
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,080	53,357	133,601
Average age	44.3	41.9	41.6
Average age (Male)	42.9	40.3	39.9
Average age (Female)	45.1	43.5	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,022	20,833	51,649
# of persons per HH	2.5	2.6	2.6
Average HH income	\$85,031	\$96,294	\$103,030
Average house value	\$571,448	\$511,073	\$477,758

* Demographic data derived from 2010 US Census

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