

NEW TO THE MARKET! MEDICAL/DENTAL OFFICE CONDO FOR SALE



SALE OVERVIEW

SALE PRICE: \$275,000

LOT SIZE: 0.72 Acres

CONDO SIZE: 1,796 SF

YEAR BUILT: 1972

SUB MARKET: The Boroughs

PROPERTY DESCRIPTION

SVN® | Parsons Commercial Group | Boston is pleased to present this 1,796 SF dental/medical/general office condo on the first floor of 126 Union St. in Marlborough for sale. The prior occupant operated a dental practice there but it is perfect for any business.

PROPERTY HIGHLIGHTS

- Expenses included in condo fee including insurance, taxes, water, electricity, heat [\$1,525/month]
- 53 Surface Spaces Available
- Medical Condominium Building
- Diagonally across from Marlborough Hospital

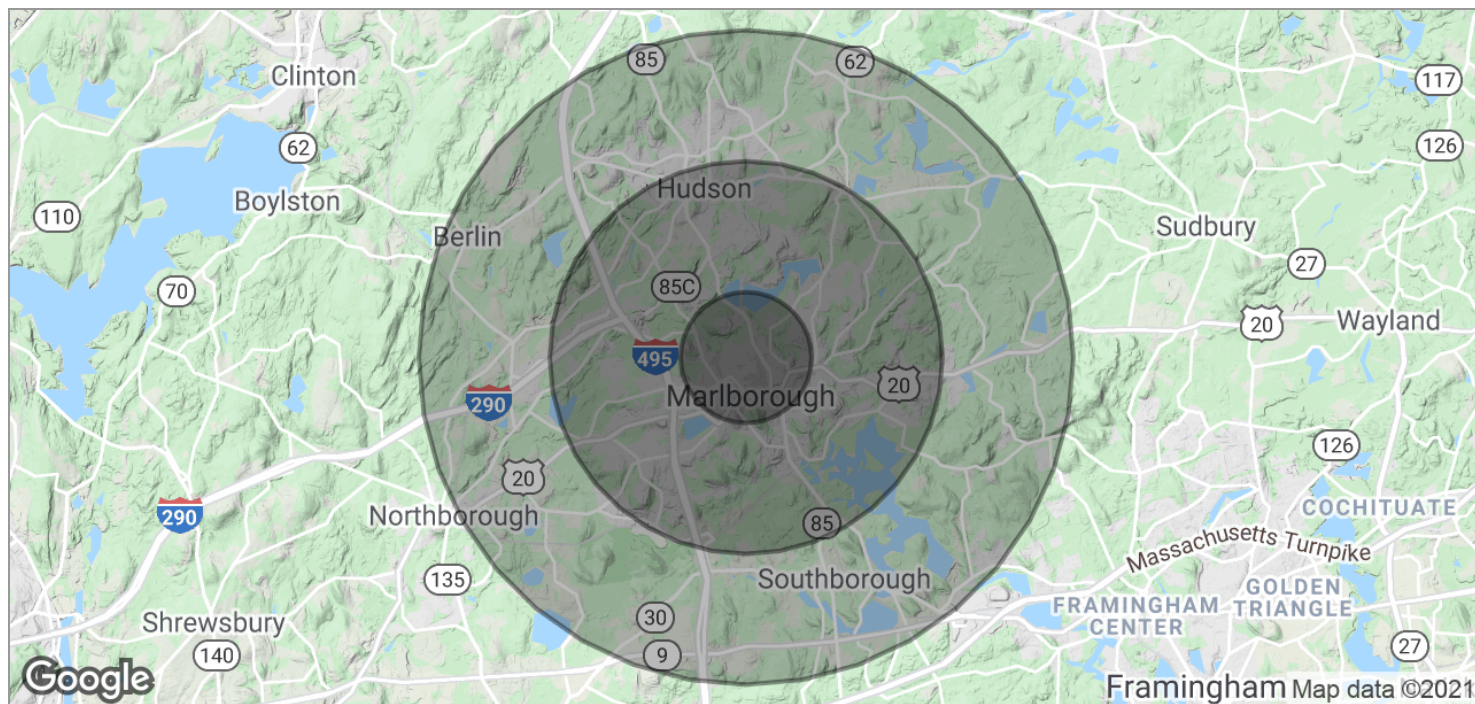
Location Maps



Additional Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,088	51,227	93,088
MEDIAN AGE	37.4	39.1	39.8
MEDIAN AGE (MALE)	37.5	38.6	39.1
MEDIAN AGE (FEMALE)	37.5	40.0	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,314	21,019	37,226
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$87,527	\$89,862	\$97,206
AVERAGE HOUSE VALUE	\$364,878	\$369,865	\$402,427