

FOR SALE DUDLEY SQUARE

615 BOSTON POST ROAD
SUDBURY, MA 01776

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	1.61 Acres
Year Built:	1985
Building Size:	17,745 SF
Zoning:	Business District
Net Operating Income:	\$180,055 per year

PROPERTY OVERVIEW

Rare opportunity to own a fully leased Retail/Office building on Rt. 20 in Sudbury MA.

PROPERTY HIGHLIGHTS

- Fully leased
- Perfect for an investor or an owner/user
- Great visibility & signage on Rt. 20
- Well established retail strip center
- 1st Floor Retail - 2nd Office
- Ample parking

615 Boston Post Road - Rent Roll

Occupant	Square footage	Monthly Rent	Yearly Rent	Lease Term
Tremont Auctions	3,000sf + 4,000sf (Basement)	\$4,800 per month	\$57,600 per year	3/1/2019 - 2/29/2022
Victory Cigar	1,900sf (1st Floor)	\$3,880 per month	\$46,560 per year	TAW
Hair Salon	1,595sf (1st Floor)	\$3,000 per month	\$36,000 per year	TAW
Pitured it Framed	1,100sf (1st Floor)	\$2,150 per month	\$25,800 per year	TAW
Vacant	850sf (2nd Floor)			
Audio Art	3,250sf (1,050sf 1st & 2,200sf 2nd)	\$4,000 per month	\$48,000 per year	12/1/2019 - 11/30/2022
Lorelei Hayward	850sf (1st Floor)	\$825 per month	\$9,900 per year	4/1/2021 - 3/31/2022
Fugakyu Café	Parking Spaces	\$400 per month	\$4,800 per year	Month to Month
Total	17,745sf	\$19,630 per month	\$228,660 per year	

Victory Cigar and the Hair Salon are Tenant's at Will and have expressed interest in renewing their lease, upon execution of a Purchase & Sale agreement Buyer shall have the right to discuss renewal rates and terms with each of these tenants.

615 Boston Post Road - Expenses

Expenses

Real Estate Taxes	\$39,000 per year	(Tenant Reimbursement - \$9,750)
Landscaping & Plowing	\$9,500 per year	
RE Insurance	\$4,500 per year	
Water	\$2,500 per year	(Tenant Reimbursement - \$1,625)
Septic	\$570 per year	
Dumpster	\$2,160 per year	
<u>Common Area Utilities</u>	<u>\$1,750 per year</u>	
Total	\$59,980 per year	
Total Less Reimbursement	\$48,605 per year	
Net Operating Income	\$180,055 per year	

Occupant	Square footage	Monthly Rent	Yearly Rent	Lease Term
Tremont Auctions	3,000sf + 4,000sf (Basement)	\$4,800 per month	\$57,600 per year	3/1/2019 - 2/29/2022
Victory Cigar	1,900sf (1st Floor)	\$3,400 per month	\$40,800 per year	TAW
Hair Salon	1,595sf (1st Floor)	\$2,800 per month	\$33,600 per year	TAW
Pictured it Framed	2,300sf (1,100sf 1st & 1,200sf 2nd)	\$2,150 per month	\$25,800 per year	TAW
BuiltSmart	850sf (2nd Floor)	\$650 per month	\$7,800 per year	4/1/2019 - 3/31/2020
Audio Art	3,250sf (1,050sf 1st & 2,200sf 2nd)	\$3,800 per month	\$45,600 per year	TAW
Lorelei Hayward	850sf (1st Floor)	\$750 per month	\$9,000 per year	4/1/2019 - 3/31/2020
Total	17,745sf	\$18,016.67 per month	\$216,200 per year	

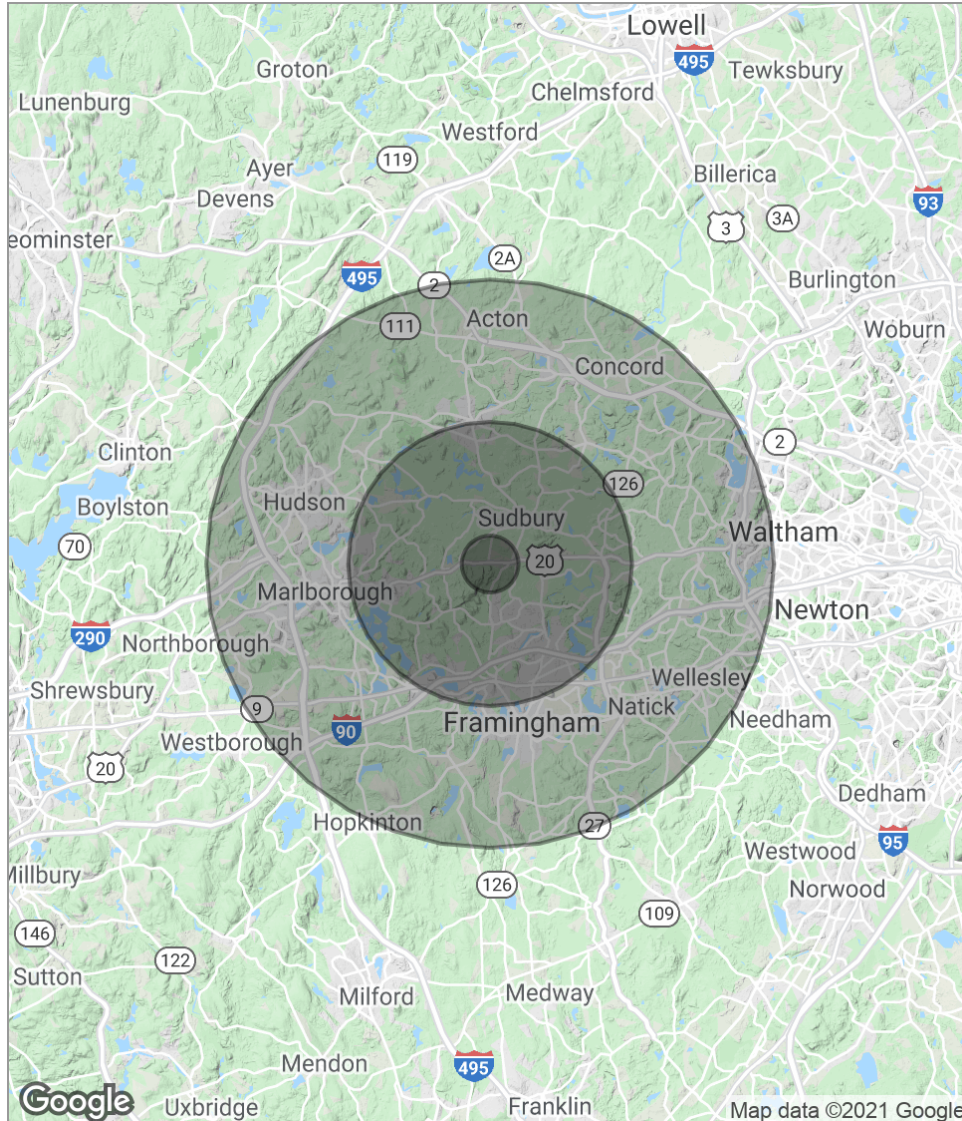
Victory Cigar, Hair Salon, Audio Art, and Pictured it Framed are all Tenant at Will. All four tenants have expressed interested in renewing their lease, upon execution of a Purchase & Sale agreement Buyer shall have the right to discuss renewal rates and terms with each of these tenants.

Retailer Map



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,138	94,322	367,873
Median age	44.2	40.8	40.4
Median age (Male)	45.1	40.4	39.8
Median age (Female)	42.2	41.3	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	715	35,089	140,365
# of persons per HH	3.0	2.7	2.6
Average HH income	\$167,609	\$117,327	\$118,619
Average house value	\$612,713	\$483,746	\$489,509

** Demographic data derived from 2010 US Census*

Aerial Map

