



**MLS # 73410879 - Active**  
**Commercial/Industrial - Commercial**

**1624 Sudbury Road - Unit 5** List Price: **\$1,287**  
**Concord, MA 01742**  
**Middlesex County**

Directions: **Utilize GPS for directions from your location.**

**Discover the perfect professional setting at 1624 Sudbury Road – Unit 5, a well-appointed 646± sq ft corner office suite located in one of Concord’s most desirable commercial areas. This bright, carpeted space is ideal for consultants, therapists, financial professionals, and small businesses seeking a polished presence with excellent accessibility. Surrounded by high-traffic neighbors including Dunkin’ Donuts, Mahoney’s Garden Center, Verrill Farm, and Nashawtuc Country Club, this location benefits from consistent exposure throughout the week. The suite features ample on-site parking (21+ spaces), a level site, and easy access to Route 2 and major commuter routes. Zoned NACB (legal conforming) with public water, sewer, and natural gas utilities. Whether you’re expanding or launching a new venture, this space offers flexibility, visibility, and a professional atmosphere to support your success.**

### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$793,300</b>	Space Available For: <b>For Lease</b>
Office:	<b>1</b>	<b>646</b>	Bldg: <b>\$1,644,900</b>	Lease Type: <b>Ground Lease</b>
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$2,438,200</b>	Lease Price Includes:
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	Sublet: <b>No</b>
<b>Total:</b>	<b>1</b>	<b>646</b>	# Units: <b>5</b>	21E on File: <b>No</b>

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: <b>2</b>	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: <b>3 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>20</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App Req: <b>No</b>	

### Features

Construction: **Brick, Frame**  
 Location: **Suburban, Strip, Free Standing, Highway Access**  
 Parking Features: **21+ Spaces, Improved Driveway, Paved Driveway, On Site**  
 Roof Material: **Asphalt/Composition Shingles, Other (See Remarks)**  
 Site Condition: **Dry, Level**  
 Utilities: **Public Water, Public Sewer, Natural Gas**

### Other Property Info

Disclosure Declaration: **No**  
 Exclusions:  
 Year Established: **1986**  
 Year Established Source: **Public Record**

### Tax Information

Pin #:  
 Assessed: **\$2,438,200**  
 Tax: **\$0** Tax Year: **2025**  
 Book: **51172** Page: **0112**  
 Cert:  
 Zoning Code: **NACB**  
 Zoning Desc: **Legal Conforming**  
 Map: **15F** Block: **3443** Lot: **2**

### Office/Agent Information

Listing Office: **eXp Realty** (888) 854-7493  
 Listing Agent: **The Prosperity Group** (617) 710-0929  
 Team Member(s): **Shannon Henderson** (617) 710-0929  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive right to Lease**  
 Entry Only: **No**

Showing: Sub-Agency: **Call List Agent, Appointment Required, Go Direct, Lockbox**  
Showing: Buyer's Broker: **Call List Agent, Appointment Required, Go Direct, Lockbox**  
Showing: Facilitator: **Call List Agent, Appointment Required, Go Direct, Lockbox**  
Special Showing Instructions: **Schedule through Showing Time. Go and Show.**

### Firm Remarks

**Easy to show. On Lockbox for agent access.**

### Market Information

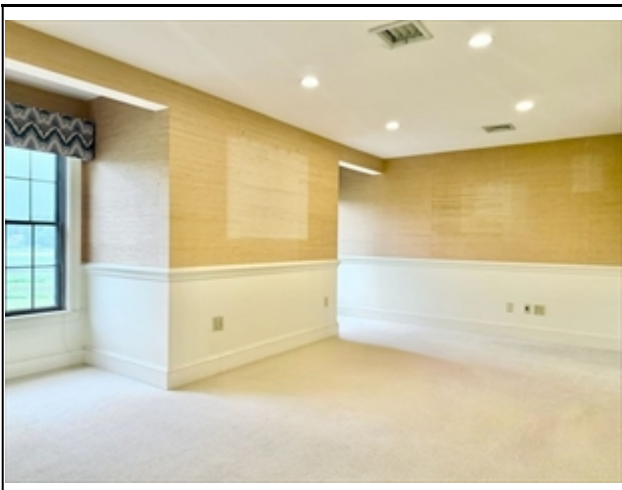
Listing Date: <b>7/29/2025</b>	Listing Market Time: MLS# has been on for <b>7</b> day(s)
Days on Market: Property has been on the market for a total of <b>7</b> day(s)	Office Market Time: Office has listed this property for <b>7</b> day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: <b>\$1,287</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

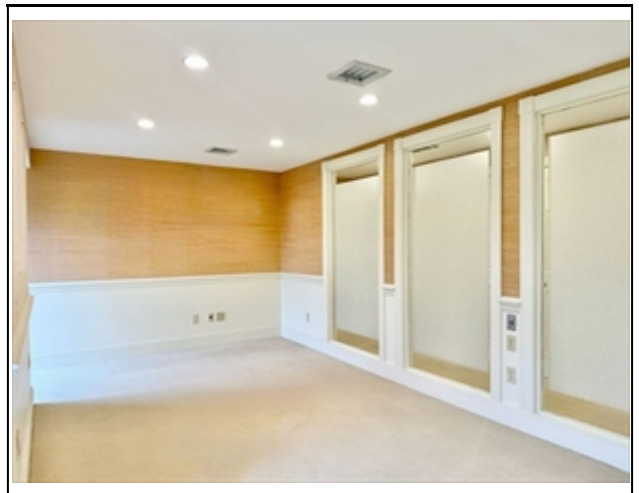
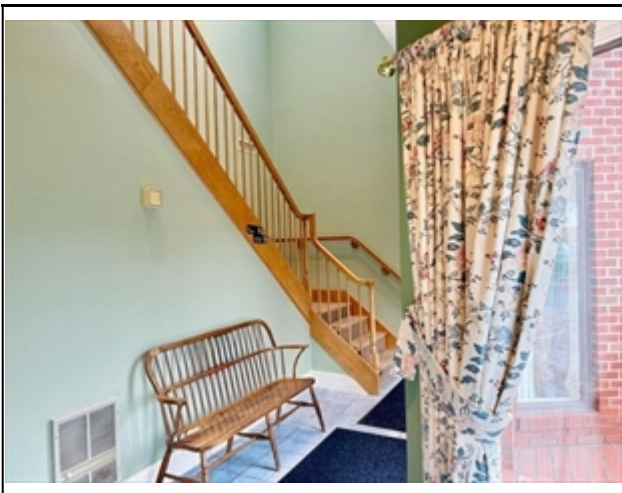
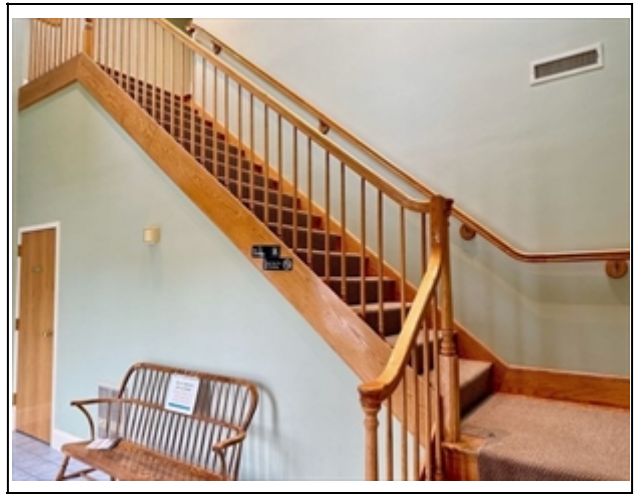
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**Market History for 1624 Sudbury Road U:5, Concord, MA 01742**

<b>MLS #</b>	<b>Date</b>			<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73410879	7/29/2025	Listed for <b>\$1,287</b>	The Prosperity Group	7		\$1,287
<b>Market History for eXp Realty (AC0342)</b>				<b>7</b>		
<b>Market History for this property</b>				<b>7</b>		

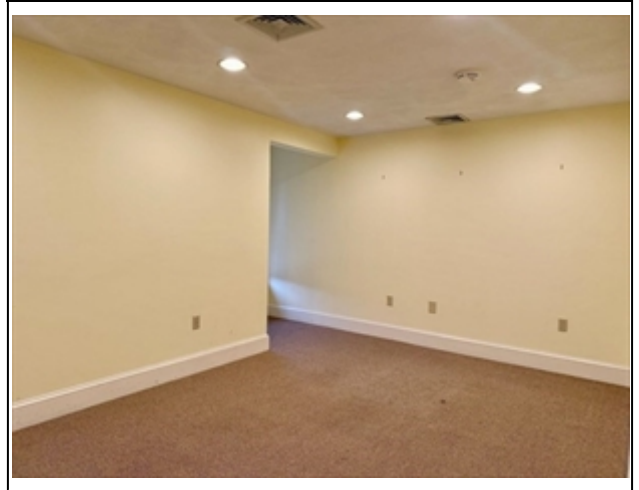
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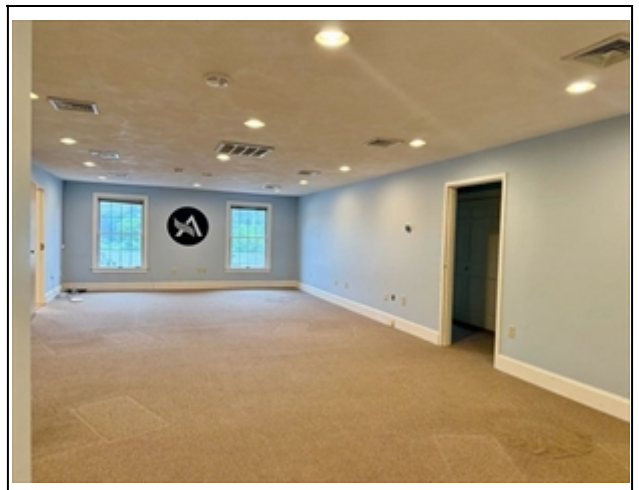


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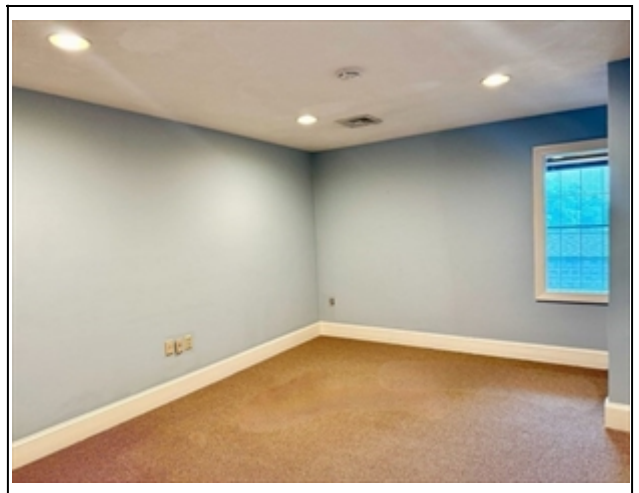
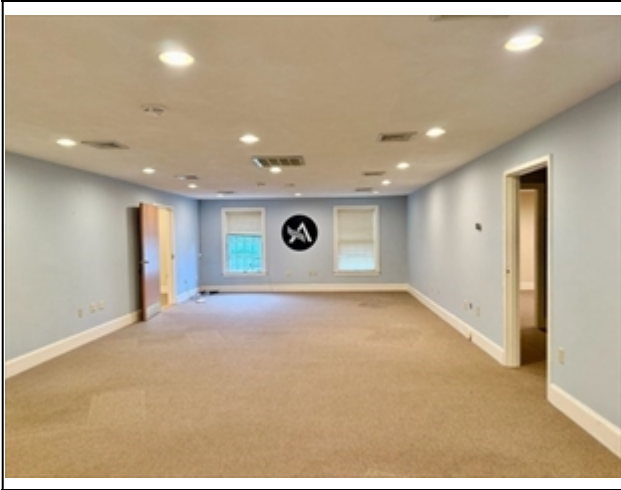


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