

MLS # 73410878 - Active
Commercial/Industrial - Mixed Use

1624 Sudbury Road - Unit 3 List Price: **\$1,040**
Concord, MA 01742
Middlesex County

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

Prime 631 sq ft office suite available for lease in one of Concord's most sought-after commercial corridors. Ideally located near Dunkin' Donuts, Mahoney's Garden Center, Verrill Farm, and Nashawtuc Country Club, this bright and well-maintained office space offers excellent visibility, convenient access to Route 117, Route 2, and surrounding commuter routes, and close proximity to local shops, dining, and amenities. The open and flexible layout is perfect for consultants, therapists, creatives, financial professionals, or small teams seeking a standout address in an established business community. Features include ample on-site parking (21+ spaces), ground-level access, public sewer, natural gas, and strong commercial zoning (NACB). This suite may be combined with Units 1 and 2 to create a larger contiguous space for expanding businesses. Situated in a clean, freestanding brick-and-frame building with shared restrooms and a professional setting, this space provides both flexibility and

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$793,300	Space Available For: For Lease
Office:	1	631	Bldg: \$1,644,900	Lease Type: Ground Lease
Retail:	0	0	Total: \$2,438,200	Lease Price Includes:
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File: No
			# Units:	
Total:				
Disclosures: Property listed as 206 Fitchburg Tpke Concord, MA 01742-5803 on Public Record				

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

Lot Size: 86,510,160 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1,986	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 20	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Brick, Frame**
 Location: **Suburban, Strip, Free Standing, Highway Access, Corner Lot**
 Parking Features: **21+ Spaces, On Site**
 Roof Material: **Asphalt/Composition Shingles, Other (See Remarks)**
 Utilities: **Private Water, Public Sewer, Natural Gas, 220 Volts**

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: Block: Lot:

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:

Showing: Buyer's Broker:  **Schedule with ShowingTime , 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: **7/29/2025**

Listing Market Time: MLS# has been on for **7** day(s)

Days on Market: Property has been on the market for a total of **7** day(s) Office Market Time: Office has listed this property for **7** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$1,040**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

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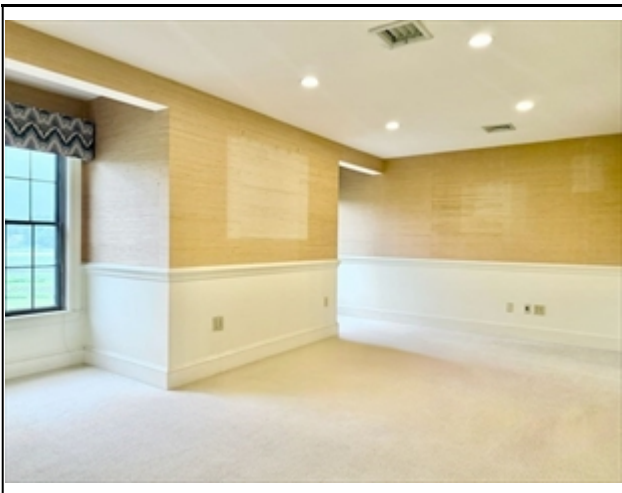
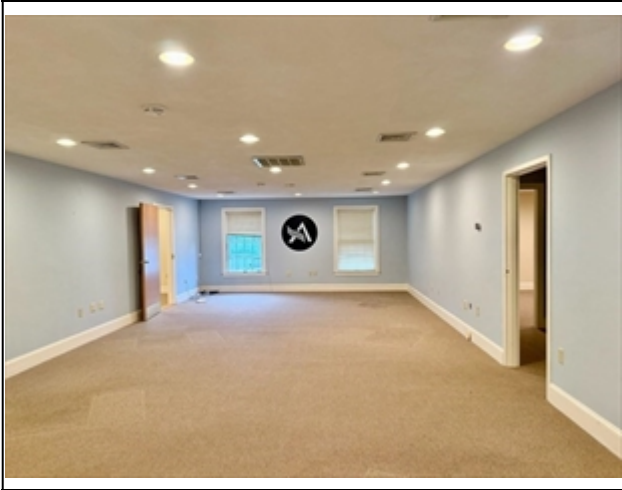
Market History for 1624 Sudbury Road U:3, Concord, MA 01742

MLS #	Date			DOM	DTO	Price
73410878	7/29/2025	Listed for \$1,040	The Prosperity Group	7		\$1,040
Market History for eXp Realty (AC0342)				7		
Market History for this property				7		

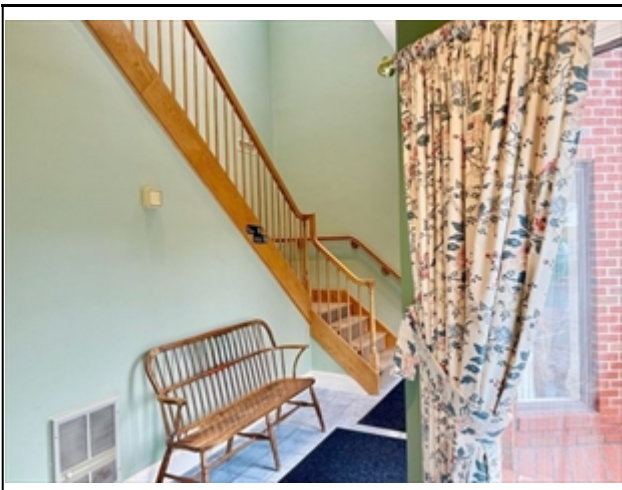
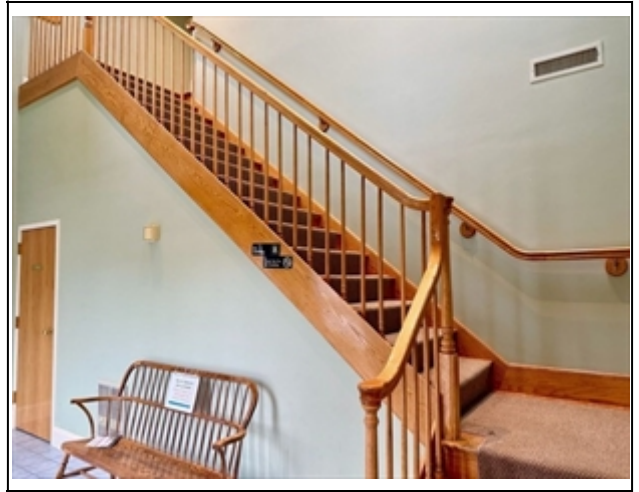
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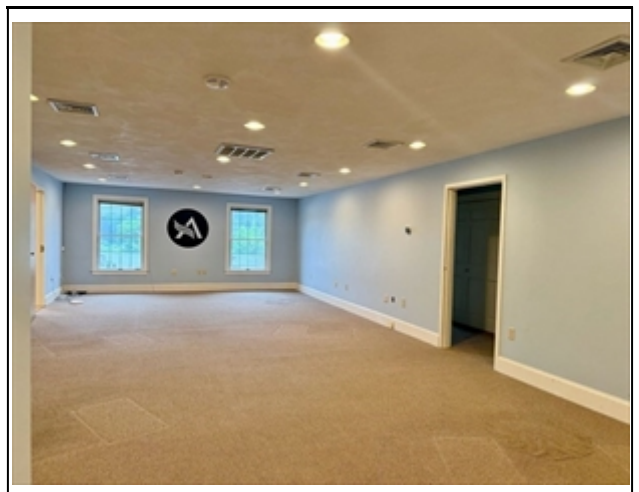
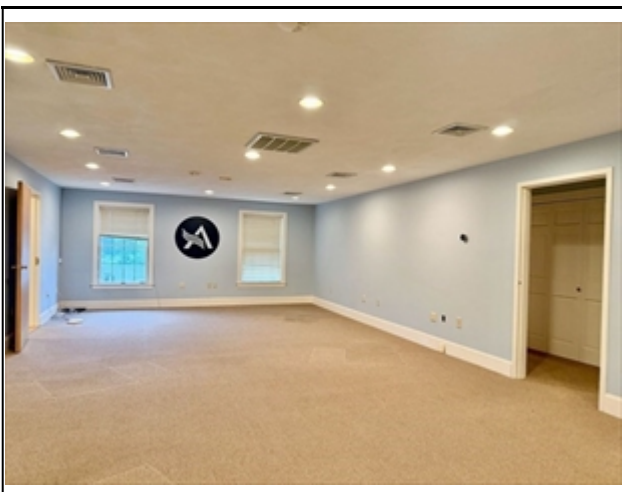
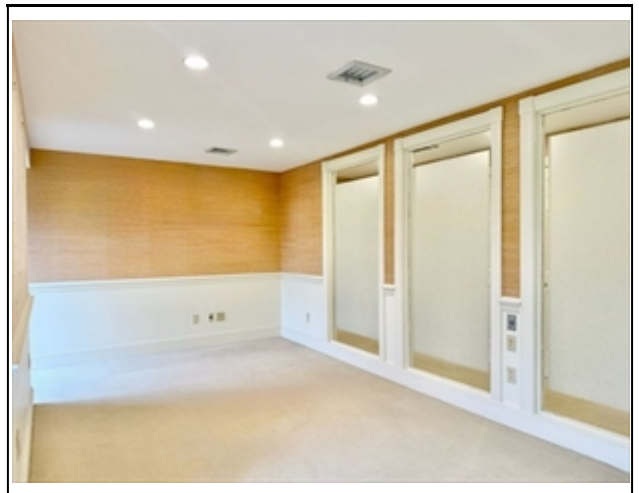
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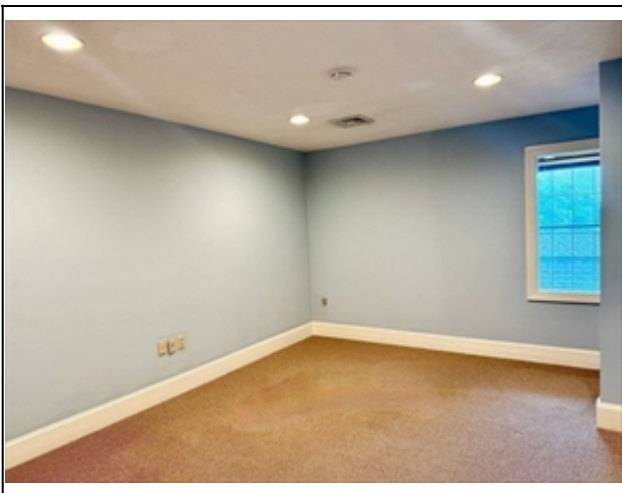
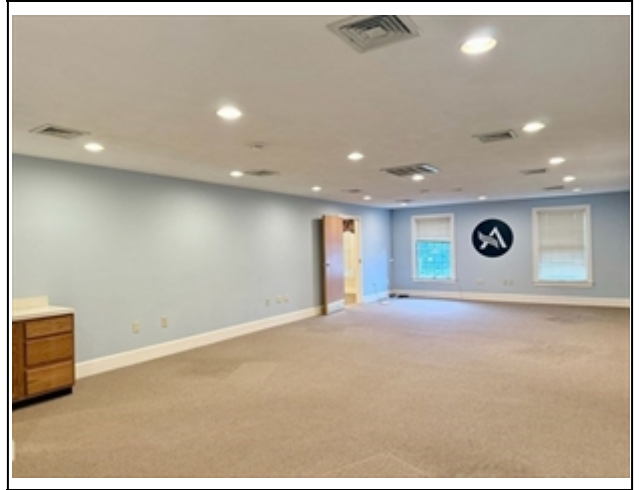
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