



Details on the property located at  
**29 Hudson Rd - Unit Restaurant, Sudbury, MA 01776**

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List Price:  
**\$22**

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Laura Meier  
**Compass**  
450 Boston Post Road  
Weston, MA 02493  
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Laura.Meier@Compass.com



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Prepared by **Laura Meier**  
**Senior Vice President**  
**Black Horse Group at COMPASS**  
**978 443-1790 Office**  
**508 208-5215 Cell**



**MLS # 73471510 - New**  
**Commercial/Industrial - Commercial**

**29 Hudson Rd - Unit Restaurant** List Price: **\$22**  
**Sudbury, MA 01776-1738**  
**Middlesex County**  
 Directions: **GPS to 29 Hudson Rd, Sudbury**

**OPPORTUNITY KNOCKS! FULLY PERMITTED, RENOVATED AND EQUIPPED RESTAURANT** available for Lease in the busy and renovated 29 Hudson Plaza; RT 27. Upscale 10,041 SF restaurant space with two oversized bars, upscale interior with all the top features you would expect in a newly built restaurant/bar. High Visibility and High Traffic Count, 33,000 cars per day on Hudson Road. Fantastic opportunity to join ten other successful businesses in this upscale, classic, New England Plaza. Beautiful front patio and rear veranda for use. Two Full floors with a large basement and loading dock; first floor is 3611 SF, 2nd floor is 3492 Sf, LL is 2517 SF and Loading Dock is 421 SF. Ample parking right out front, side and rear of space. Fully ADA compatible. Dishwasher is not included-currently rented. Rent/NNN based on Gross Monthly revenue.

**Building & Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$1,034,900</b>	Space Available For: <b>For Lease</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$6,242,200</b>	Lease Type:
Retail:	<b>1</b>	<b>10,041</b>	Total: <b>\$7,277,100</b>	Lease Price Includes:
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>3</b>	Sublet: <b>No</b>
			# Stories: <b>3</b>	21E on File: <b>No</b>
			# Units:	

Total:  
 Disclosures: **Any description of the use of this property is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code, or other restrictions. it is the duty of the buyer/tenant to seek advice from an attorney or written confirmation from the municipality.**

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

Lot Size: <b>122,839 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>2.82</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>121</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

**Features**

**Other Property Info**

Disclosure Declaration: **Yes**  
 Exclusions: **Dishwasher (rented)**  
 Year Established: **2020**  
 Year Established Source: **Public Record**

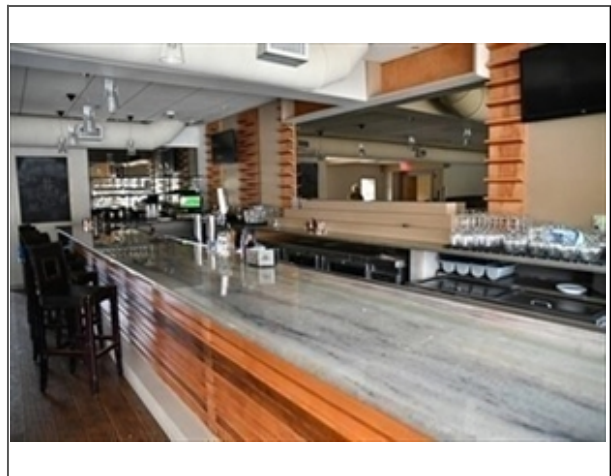
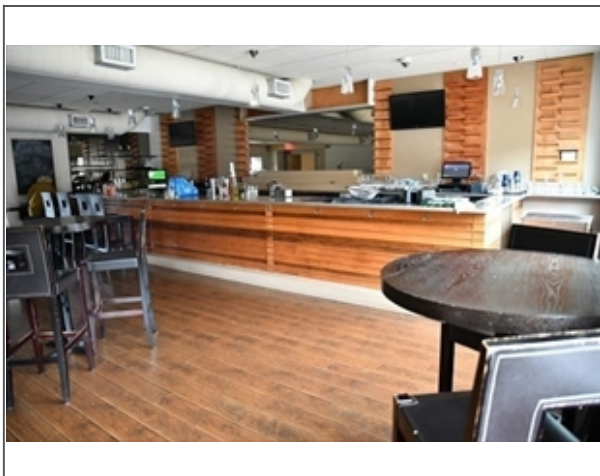
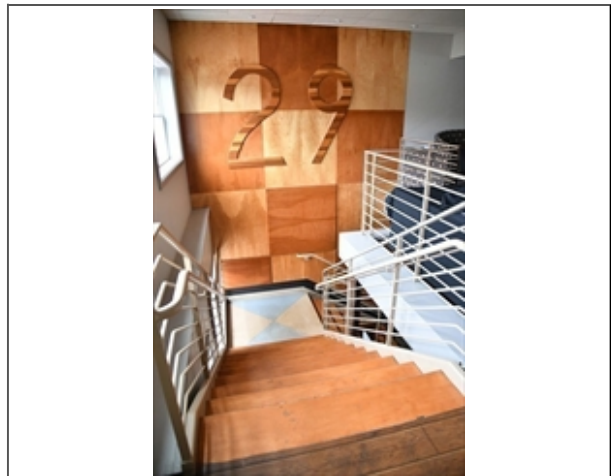
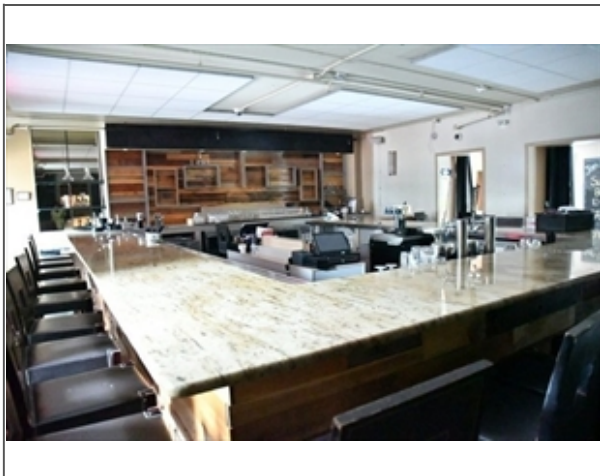
**Tax Information**

Pin #: **H-09-00002.**  
 Assessed: **\$7,277,100**  
 Tax: **\$153,110.18** Tax Year: **2025**  
 Book: **58156** Page: **562**  
 Cert: **000000234755**  
 Zoning Code: **LBD**  
 Zoning Desc: **Legal Conforming**  
 Map: Block: Lot:

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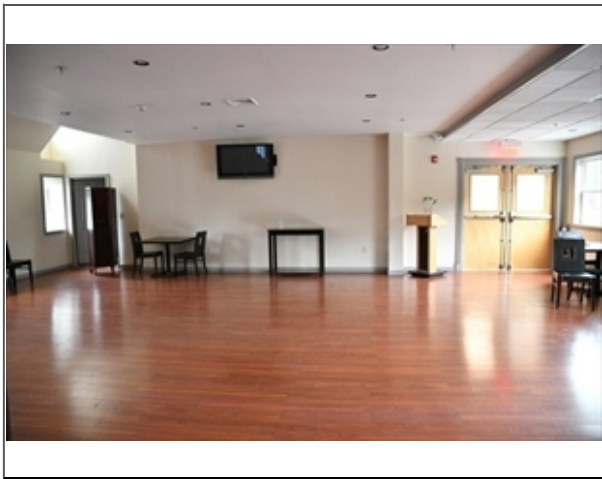
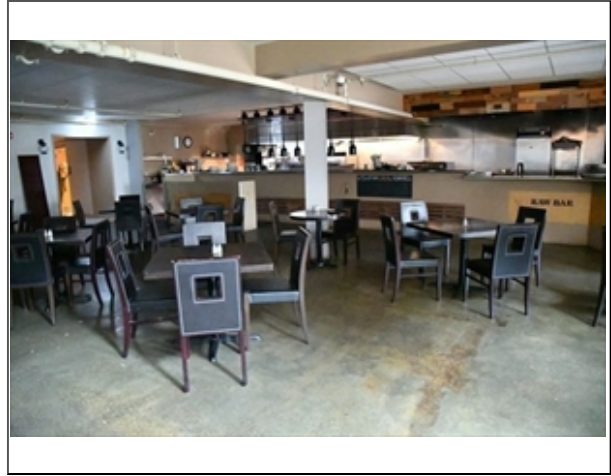
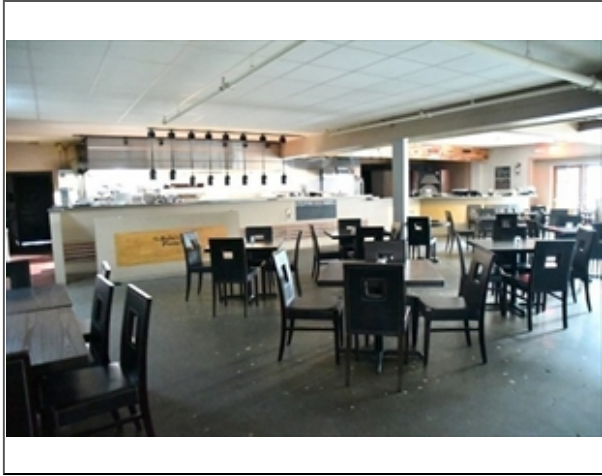
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**Black Horse Group at COMPASS \*353 Boston Post Road\*Sudbury\*MA**  
**www.BlackHorseRealEstate.net**