



MLS # 73410876 - Active
Commercial/Industrial - Mixed Use

1624 Sudbury Road - Unit 1 List Price: **\$1,250**
Concord, MA 01742
Middlesex County

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

Prime 620 sq ft office suite available for lease in a highly desirable and well-traveled location in Concord, MA. Located near Dunkin' Donuts, Mahoney's Garden Center, Verrill Farm, and Nashawtuc Country Club, this bright, professional space offers excellent visibility, easy access to Route 2 and other major commuter routes, and a polished presence in an established commercial corridor. The unit features ample on-site parking (11–20 spaces), ground-level access, and public utilities including water, sewer, and natural gas. Zoned COM (legal conforming), it's ideal for professionals, consultants, or small businesses looking for convenience and credibility in an affluent area. This suite is part of a 3-unit building, and Units 1–3 may be leased together to create a larger, contiguous space to accommodate growing operations. Situated in a clean, freestanding brick building with shared restrooms and a well-maintained environment, this space offers flexibility and opportunity

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$9,999	Space Available For: For Lease
Office:	1	620	Bldg: \$9,999	Lease Type: Ground Lease
Retail:	0	0	Total: \$9,999	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: Yes Exchange: No
Manufacturing:	0	0	# Stories: 2	Sublet: No
Total:	1	620	# Units:	21E on File: No

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: 9,999 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.23	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**
 Location: **Suburban, Strip, Free Standing, Highway Access**
 Parking Features: **11-20 Spaces, On Site**
 Roof Material: **Other (See Remarks)**
 Site Condition: **Dry**
 Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **9999**
 Year Established Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$9,999**
 Tax: **\$9,999** Tax Year: **2025**
 Book: **9999** Page: **9999**
 Cert:
 Zoning Code: **COM**
 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: **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: **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: **\$1,250**

Seller Concessions at Closing:

Off Market Date:

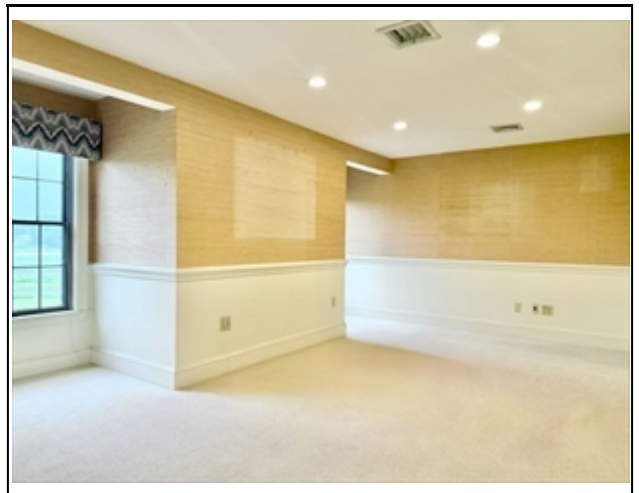
Sale Date:

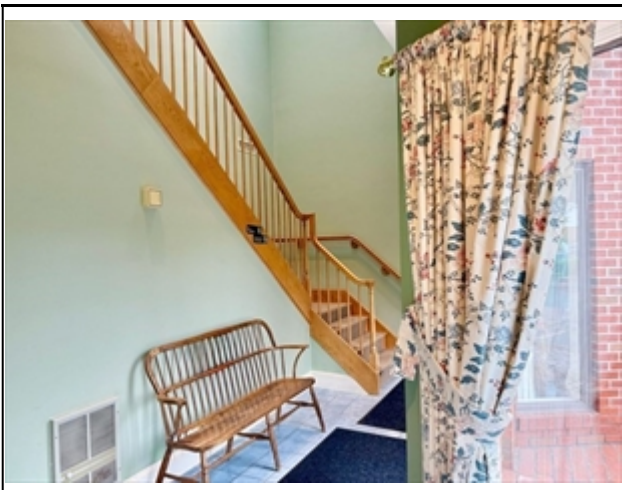
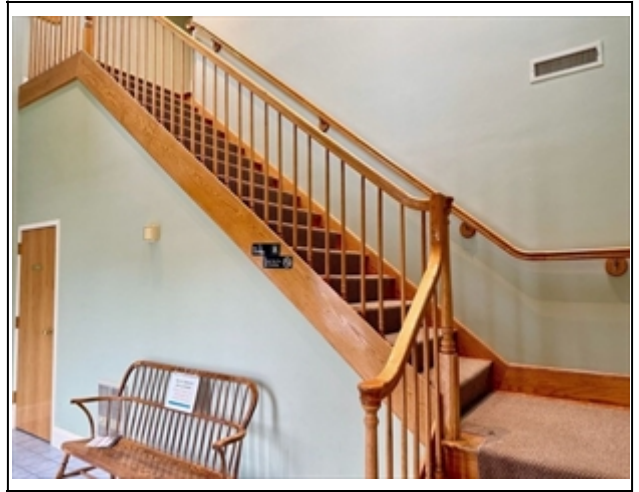
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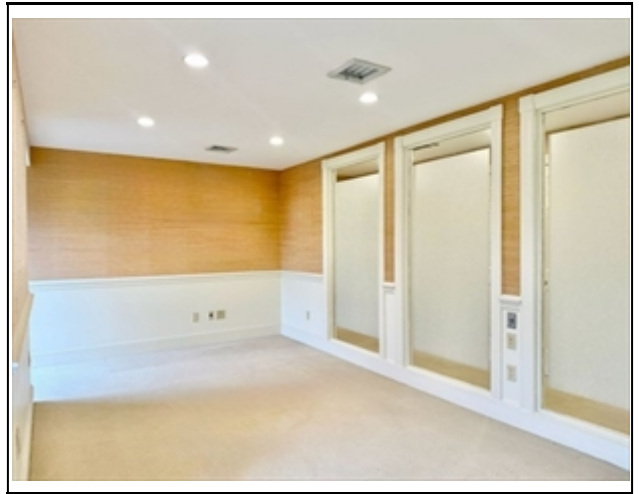
Market History for 1624 Sudbury Road U:1, Concord, MA 01742

MLS #	Date		DOM	DTO	Price
73410876	7/29/2025	Listed for \$1,250	The Prosperity Group	7	\$1,250
Market History for eXp Realty (AC0342)			7		
Market History for this property			7		

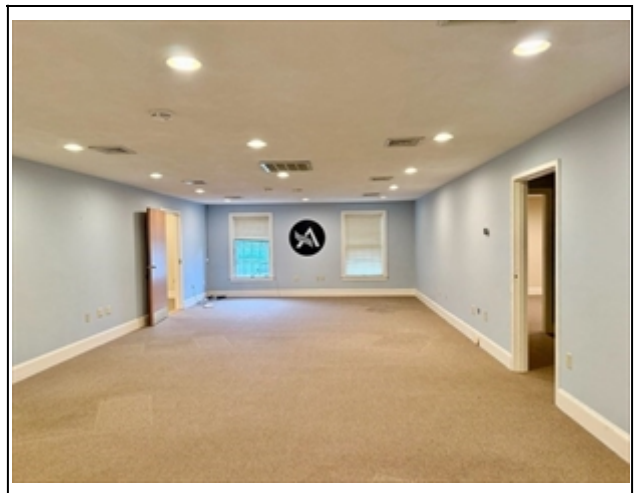
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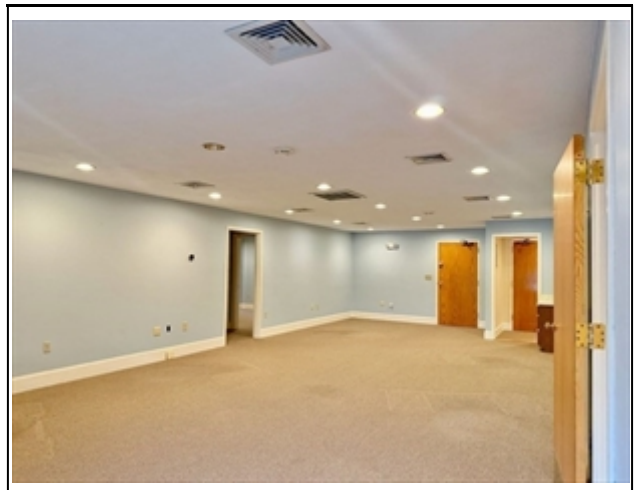
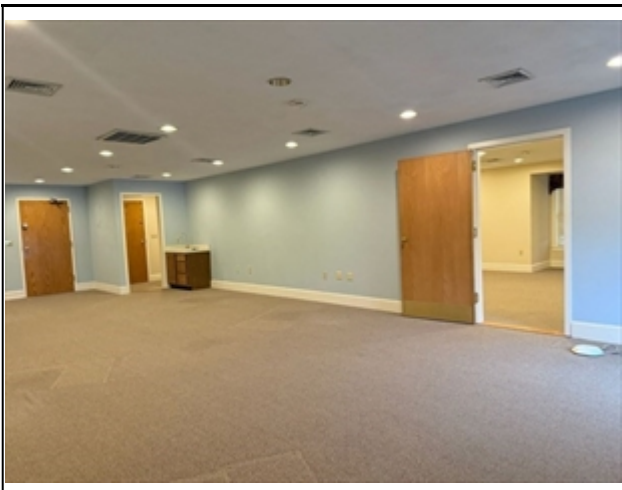






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