

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

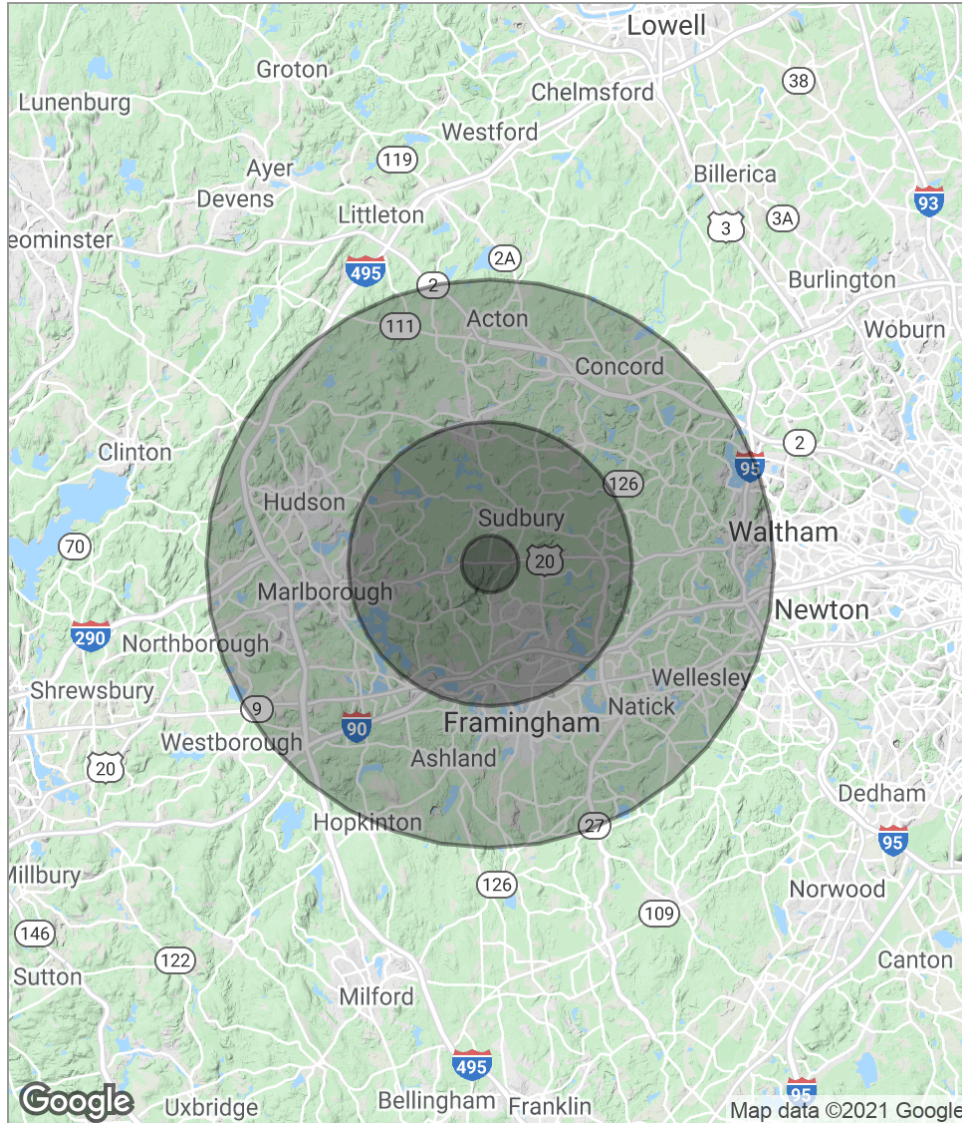
Real Estate Taxes	\$39,000 per year	(Tenant Reimbursement - \$9,750)
Landscaping & Plowing	\$9,500 per year	
RE Insurance	\$4,500 per year	
Water	\$2,500 per year	(Tenant Reimbursement - \$1,625)
Septic	\$570 per year	
Dumpster	\$2,160 per year	
<u>Common Area Utilities</u>	<u>\$1,750 per year</u>	
Total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

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

