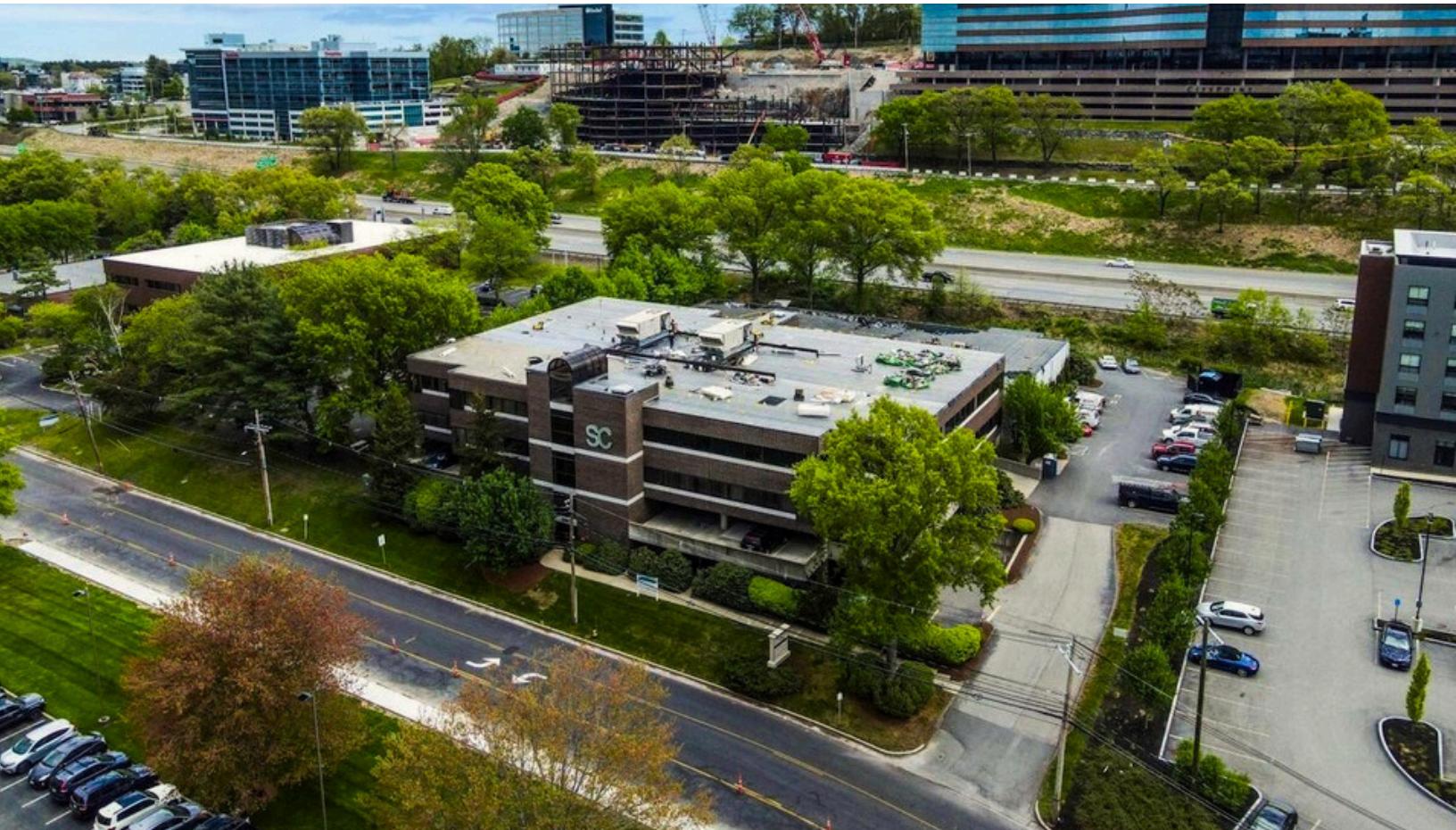


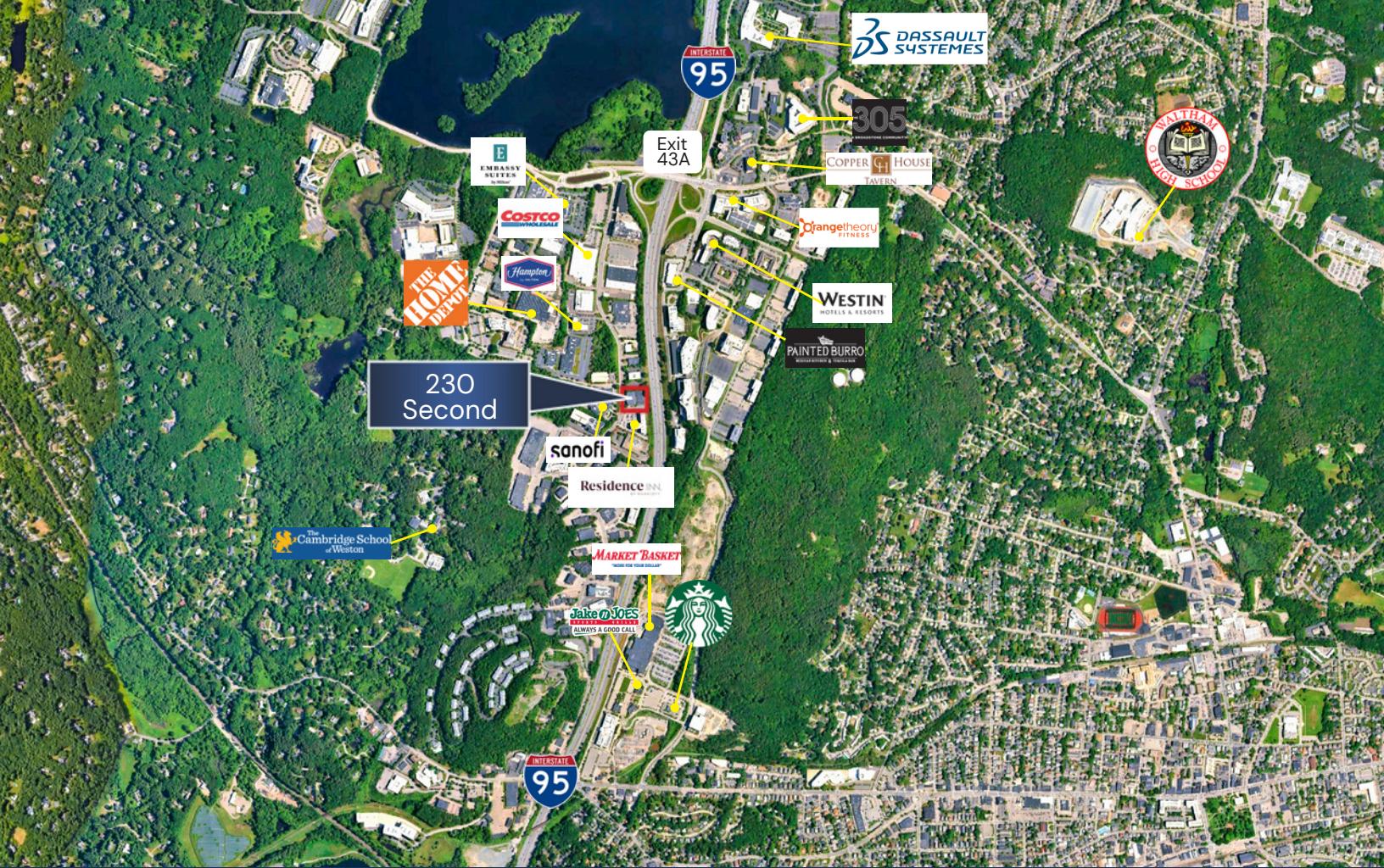
RARE OPPORTUNITY

OFFICE CONDO FOR SALE

230 SECOND AVENUE, UNIT 2
WALTHAM, MA 02451

Commonwealth Commercial Advisors is pleased to present for sale a multi-tenanted office condo in Waltham. This 16,637 SF condo, consisting of six (6) separate office units, is an ideal opportunity for investors or an owner-user to acquire a hard to find Class B asset with a strong rental history and value-add potential. The property is well located just minutes to RTE 128 and RTE 2 with retail and restaurant destinations in close proximity.





Unit Size: 16,637 SF +/-

of Tenant Spaces: 6

of Condo Units: 4

Year Built: 1985

Total Land: 1.60 Acres

Roof: Rubber Roof - 2022

HVAC: McQuay Rooftop Units - 2008

Parking: Covered - 3 spaces / 1,000 SF

Fire Protection: Fully Sprinklered

Elevators:

2

Zoning:

Commercial C

Current Use:

Office



Please Call for Pricing Info

Income & Expense Statements to be provided with Signed Confidentiality Agreement



All information furnished is from sources deemed reliable but no warranty or representation is made to the accuracy.

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