

# 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



 **COMMONWEALTH**  
COMMERCIAL ADVISORS

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

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