

RARE OPPORTUNITY

MEDICAL CONDO FOR SALE

32 SOUTH STREET – UNIT 100

WALTHAM, MA

Commonwealth Commercial Advisors is pleased to present for sale Unit 100 at 32 South Street in Waltham. This 2,134 SF medical office condominium is located on the ground level of an established medical building and offers a highly functional layout with private bathrooms and extensive plumbing infrastructure from its former use as a dental practice. The property is ADA accessible and includes elevator service, on-site parking, and a low condominium fee that includes HVAC charges. Conveniently located just minutes from downtown Waltham and Route 128, the unit offers an excellent opportunity for a medical or professional owner-user seeking a well-positioned space at an attractive asking price of \$525,000.



UNIT OVERVIEW

- 2,134 SF Medical Office Condo
- Ground level with private bathrooms
- Extensive plumbing infrastructure (former dental practice)
- Low Condo Fee Includes HVAC Charges



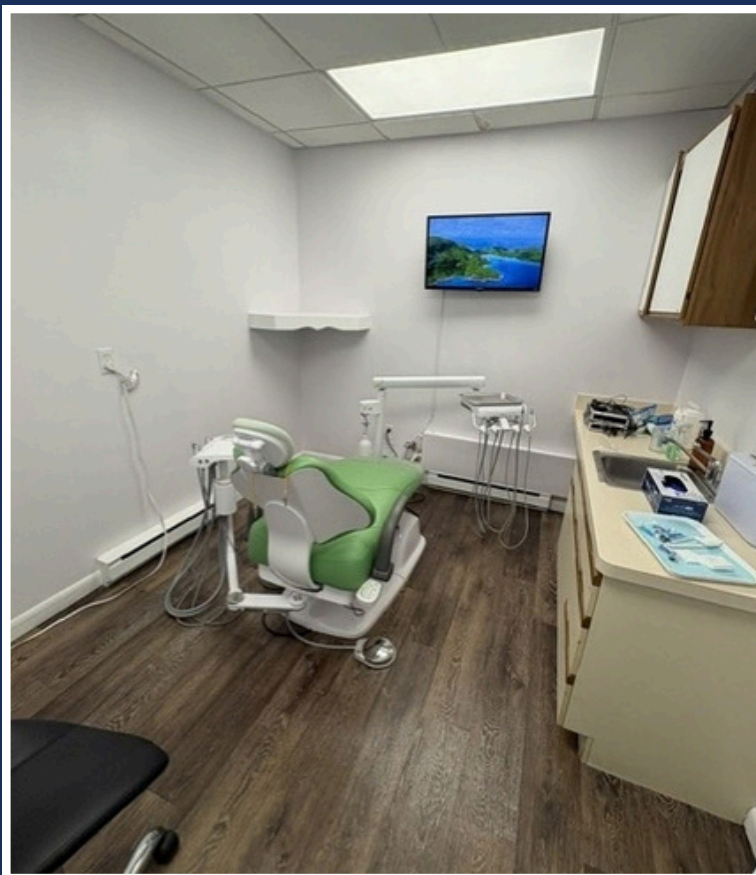
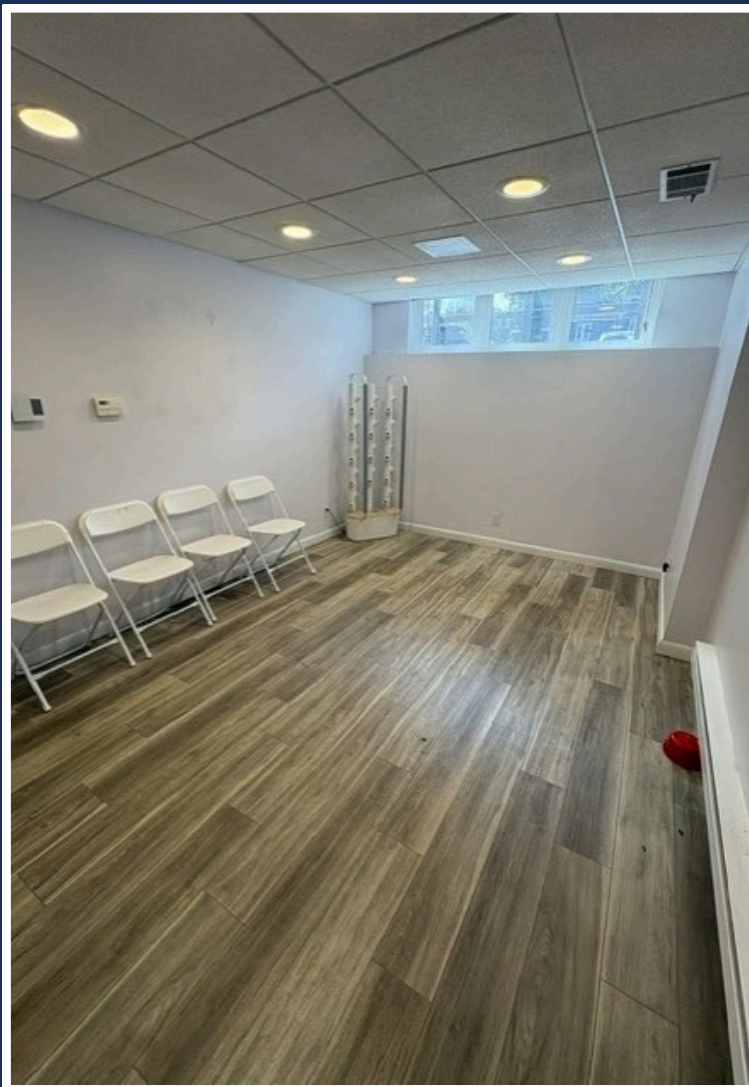
BUILDING FEATURES

- Medical Building
- On-Site Parking
- Convenient location minutes to downtown Waltham and RTE 128
- Elevator
- ADA Accessible



\$525,000

Asking Price



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

STEFAN FREY
Founder/President
stefan@ccadvisors.net
617-596-7833

TIM COYLE
Senior Vice President
tcoyle@ccadvisors.net
617-970-7232

195 Worcester Street
Suite 201
Wellesley, MA 02481
617-970-7232