

UNIT 3



OFFERING SUMMARY

Sale Price:	\$225,000
Building Size:	6,711 SF
Available SF:	
Lot Size:	1.15 Acres
Price / SF:	\$33.53
Year Built:	1992
Zoning:	NB
Market:	Boston
Submarket:	Route 3 South

PROPERTY OVERVIEW

Ellis Realty Advisors is pleased to offer this 1222 square foot office condo. Currently configured with two private offices, a reception/bullpen area, and one large conference room making the space flexible for several different uses.

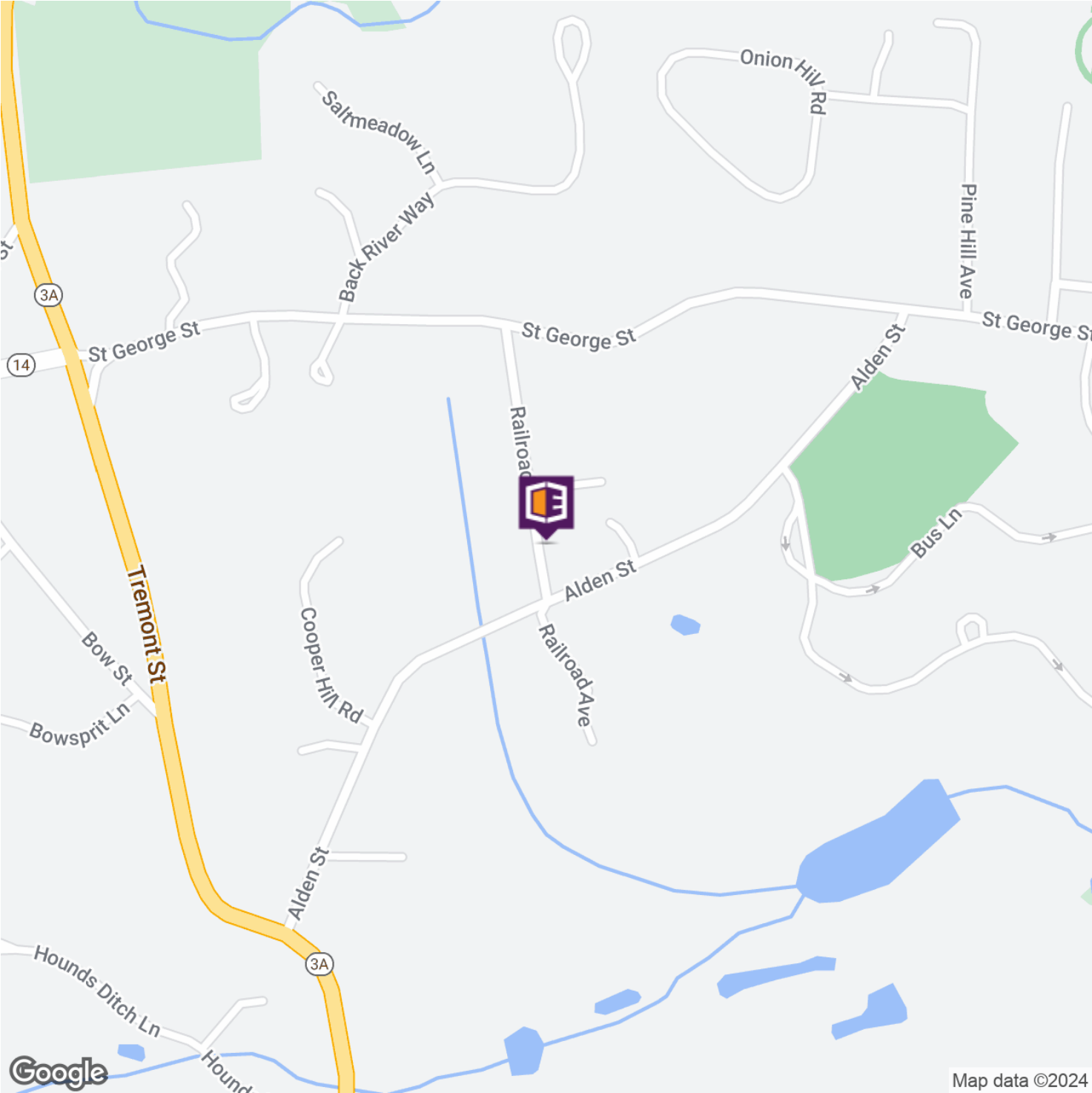
PROPERTY HIGHLIGHTS

- Quiet Office Condo
- Highway Access
- Additional Basement Storage

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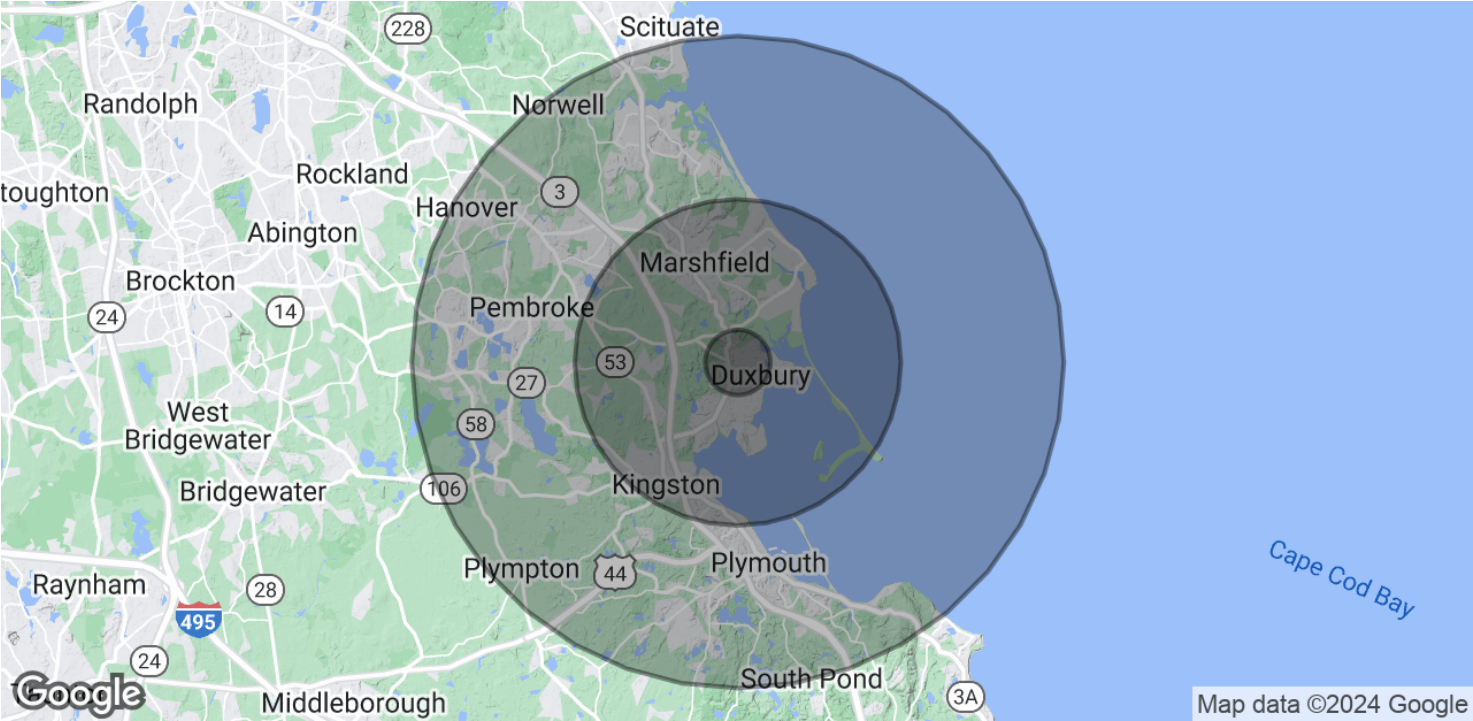
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,066	32,306	114,024
Median age	43.3	42.5	42.1
Median age (Male)	42.9	42.0	41.2
Median age (Female)	44.0	43.0	42.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	384	12,071	42,401
# of persons per HH	2.8	2.7	2.7
Average HH income	\$154,845	\$119,978	\$104,416
Average house value	\$685,276	\$474,270	\$457,871

* Demographic data derived from 2020 ACS - US Census