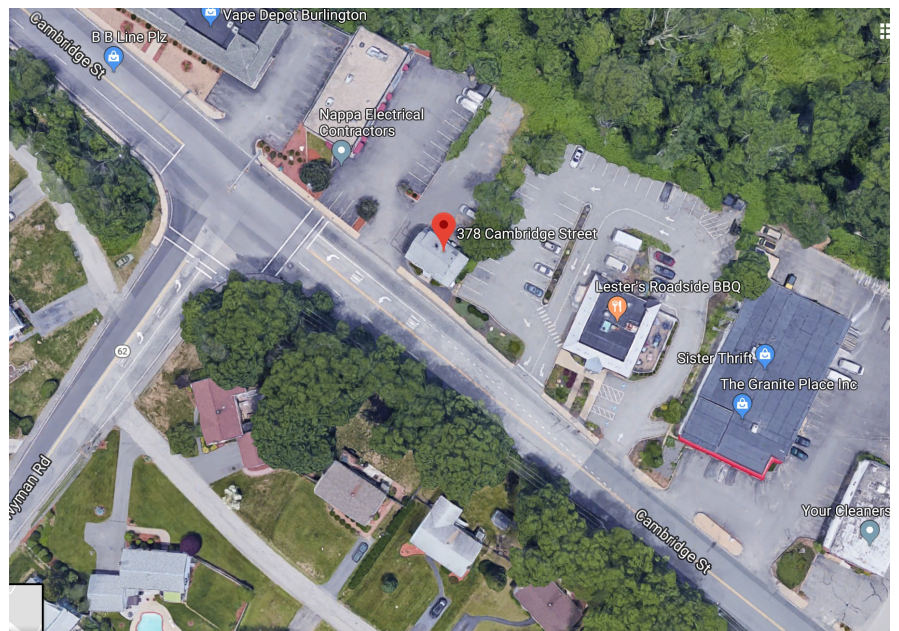


376A Cambridge Street, Burlington, MA



Retail Restaurant Building For Sale

- Building: 2,244 +/- SF
- Total Land Area: 0.897 acres
 - Parcel 10-52-0: 0.395 acres
 - Parcel 10-52-1: 0.502 acres
- Zoned: BG (general business)
- Previous Use: restaurant
- Available October 1, 2018
- Approx 49 on-site parking spaces
- Single-story
- Year Built: 1980
- Assessment \$652,700
- Located on Route 3A
- **SALE PRICE: \$675,000**



CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: **Edward Carbone** 781-935-5444 Edward@CarboneRE.com www.CarboneRE.com

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376A Cambridge Street, Burlington, MA

SPECIFICATIONS

as of August 20, 2018

Building Size:	2,244 +/- sf
Total Land Area:	0.897 +/- sf
Map Block Lot 10-52-0:	0.395 +/- sf Assessment: \$157,400 Book/ Page: 11947 / Page 693 Real Estate Tax: FY2018 \$4,422.94
Map Block Lot 10-52-1:	0.502 +/- sf Assessment: \$495,300 Book/Page: 67789 / Page 444 Real Estate Tax: \$13,917.93
Total Real Estate Tax 2018:	\$18,340.87
Total Assessment 2018:	\$652,700
Zone:	BG (general business)
Prior Building Use:	Restaurant (by special permit)
Frontage on Cambridge Rd. / Route 3A:	200' +/-
Parking:	Approx. 49 on-site parking spaces
Drive-Thru:	Building formerly had a drive-thru
Stories:	1
Building Age:	1980
Construction:	Wood frame, Slab Foundation (per Assessor)
Exterior:	Brick Veneer (per Assessor)
Roof:	Flat, Membrane and Metal
A/C:	100%
Heat:	Gas; Forced H/Air
Electrical:	
Water / Sewer:	

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This is a detailed plat map of a portion of the City of Cambridge, Massachusetts. The map shows several lots and parcels, each identified by a lot number and its area in square feet (sf). The lots are outlined in black, and some are highlighted with colored borders: a yellow border for lot 10-52-0 and a blue border for lot 10-52-1. The map also shows street names, including Cambridge St and Van Norden Rd. The lot numbers and areas are as follows:

- 10-49-0: 25,858 sf
- 10-50-0: 14,370 sf
- 10-51-0: 73,19 sf
- 10-52-0: 17,200 sf
- 10-52-1: 21,821 sf
- 10-53-0: 33,450 sf
- 10-54-0: 7,282 sf
- 10-55-0: 25,000 sf
- 10-56-0: 6,900 sf
- 10-57-0: 13,629 sf
- 10-58-0: 10,000 sf
- 10-59-0: 10,000 sf
- 10-60-0: 500 sf
- 10-61-0: 25,000 sf
- 10-62-0: 10,000 sf
- 10-63-0: 10,000 sf
- 10-64-0: 10,000 sf
- 10-65-0: 10,000 sf
- 10-66-0: 10,000 sf
- 10-67-0: 10,000 sf
- 10-68-0: 10,000 sf
- 10-69-0: 10,000 sf
- 10-70-0: 10,000 sf
- 10-71-0: 10,000 sf
- 10-72-0: 10,000 sf
- 10-73-0: 10,000 sf
- 10-74-0: 10,000 sf
- 10-75-0: 10,000 sf
- 10-76-0: 10,000 sf
- 10-77-1: 20,110 sf
- 10-77-2: 20,110 sf
- 10-77-3: 20,298 sf
- 10-77-4: 19,508 sf
- 10-77-5: 547 sf

The map also shows various street names and dimensions, including Cambridge St, Van Norden Rd, and several other streets. The lot dimensions are given in feet, and the lot areas are given in square feet. The map is a detailed plat map, showing the boundaries of the lots and the streets. The lot 10-52-1 is highlighted with a blue border, and the lot 10-52-0 is highlighted with a yellow border. The map is a detailed plat map, showing the boundaries of the lots and the streets. The lot 10-52-1 is highlighted with a blue border, and the lot 10-52-0 is highlighted with a yellow border.

Parcel 10-52-0 contains 0.395 acres of land mainly classified as Parking Lot.

Parcel 10-52-1 contains 0.502 acres of land mainly classified as Restaurant/Bar with a(n) Restaurant style building, built about 1980, having Brick Veneer exterior and Membrane roof cover, with 1 unit.

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