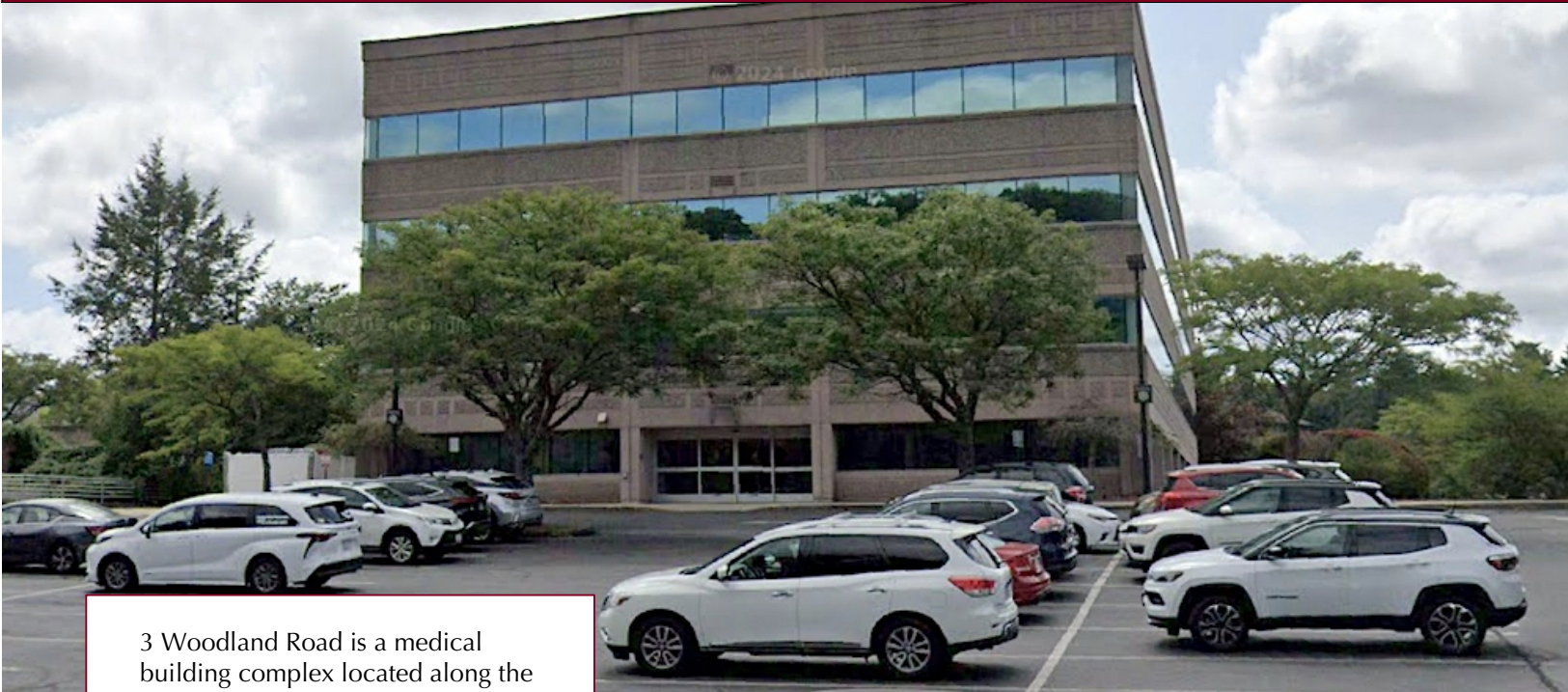


3 Woodland Road, Stoneham, MA - Unit 411



3 Woodland Road is a medical building complex located along the Middlesex Fells Reservation and Spot Pond in Stoneham, Massachusetts. The building has approximately 45 office condominiums. Unit 411 is available for sale or lease.

Medical Office Condominium For Sale or Lease

- 1,330 +/- sf medical office
- Reception with 3 workstations and storage closet
- Waiting area for 9 people
- 4 Exam rooms with sinks
- Lab area with cabinets and sink
- Conference room or manager's office
- 2 Restrooms within the unit
- Rent includes base year RE taxes & base year condo fees (FY2024: RE Tax \$3,626.88/year; Condo Fee \$1,364.36/month)
- Condo fee includes master Insurance, snow plowing, landscaping, water, sewer, trash disposal, common area electric, common area, cleaning, hvac maintenance
- Current condo documents limit use to medical only

FOR SALE: \$325,000

FOR LEASE: \$3,350 per month plus electric



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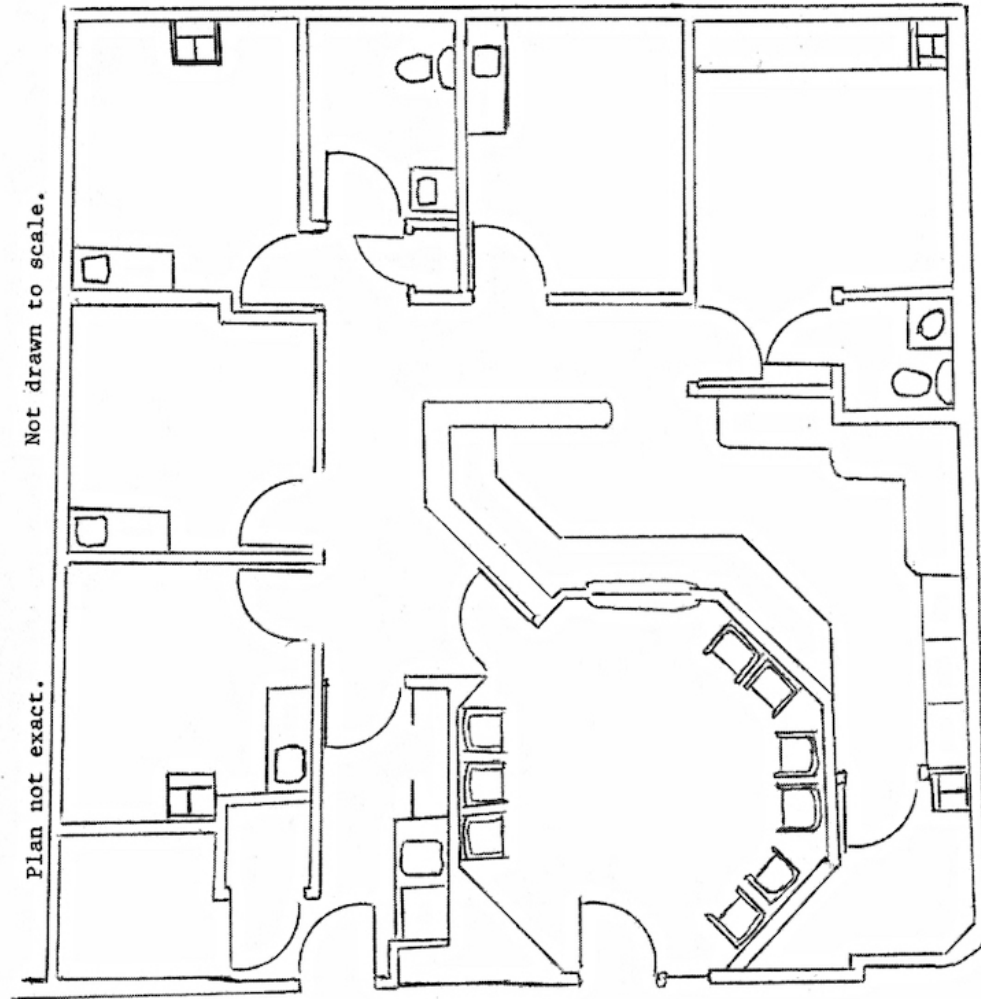
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