



MLS # 73476749 - Active
Commercial/Industrial - Office

356 Boston Post Rd (&8-10 Concord) List Price: **\$3,500,000**
Sudbury, MA 01776
Middlesex County
 Directions: **Corner of Rt 20 and Concord Road**

Opportunity Knocks! Lots of potential here. Prime location at the corner of Rt 20 and Concord Road. Mixed use-3 buildings on 2 parcels of land totaling 30,927 SF, consisting of a 5 BR, 2.5 bath, 3,365 SF Victorian Home with private driveway, currently used as office space, a cottage style building 1,313 SF, currently used as a retail store, and an additional 840 SF building used as a real estate office on RT. 20. 19 parking spaces total. Large backyard. SEE MLS #73476730 for description of 8 & 10 Concord Road included at this price. Many possibilities-Update and live in the house, run your business out of the cottage and rent the corner building for income! OR turn it all into condos. Some pictures are prior to current tenants and may differ, but similar. SEE MLS #73476736. Related listings attached as documents.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$309,600	Space Available For: For Sale
Office:	1	840	Bldg: \$176,900	Lease Type:
Retail:	0	0	Total: \$486,500	Lease Price Includes:
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0		Sublet: No
			# Buildings: 1	21E on File: No
			# Stories: 1	
			# Units:	
Total:	3	5,518		

Disclosures: **Offered as a package with 8 & 10 Concord Rd, a mixed use parcel. This listing describes 356 Boston Post Rd currently used as a real estate office. Listing agent has interest in property.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 6,098 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.14	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 7	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Frame**
 Location: **Downtown, Free Standing, Corner Lot**
 Parking Features: **1-10 Spaces, 11-20 Spaces**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Site Condition: **Level**
 Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Year Established: **1900**
 Year Established Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$486,500**
 Tax: **\$10,479.21** Tax Year: **2026**
 Book: **0** Page: **0**
 Cert: **617123**
 Zoning Code: **VBD, KPHD**
 Zoning Desc: **Other (See Remarks)**
 Map: **K** Block: **09** Lot: **0028**

Office/Agent Information

Listing Office: **N. B. Taylor & Co. Inc.**  (978) 443-8300
 Listing Agent: **Jennifer Taylor (978) 407-3030**
 Team Member(s): **Suzanne Taylor**  (978) 407-5050
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agency:
 Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**

Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
Special Showing Instructions: **Some spaces may not be available in 8 & 10 Concord Road at first showing due to tenants.**

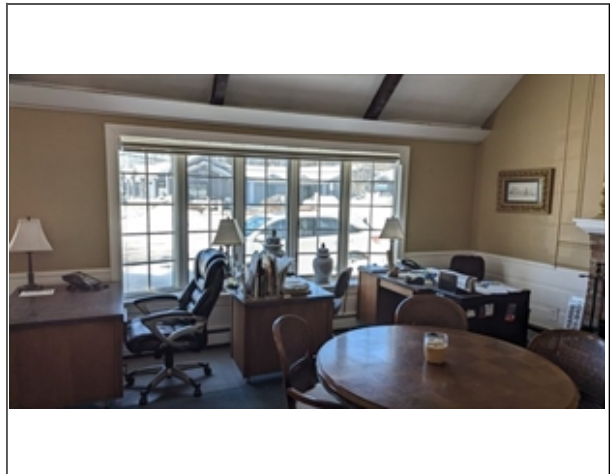
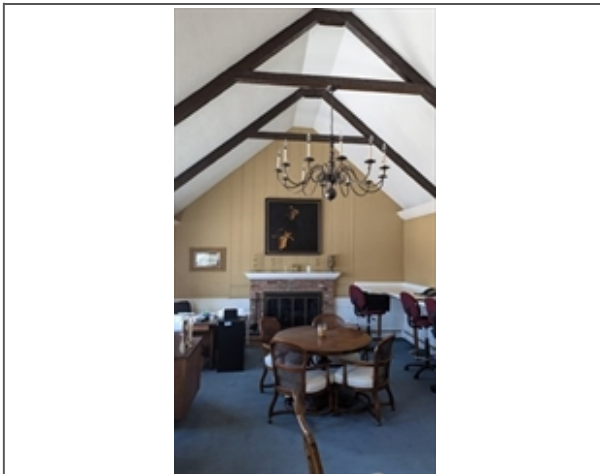
Market Information

Listing Date: 2/12/2026	Listing Market Time: MLS# has been on for 4 day(s)
Days on Market: Property has been on the market for a total of 4 day(s)	Office Market Time: Office has listed this property for 4 day(s)
Expiration Date: 8/12/2026	Cash Paid for Upgrades:
Original Price: \$3,500,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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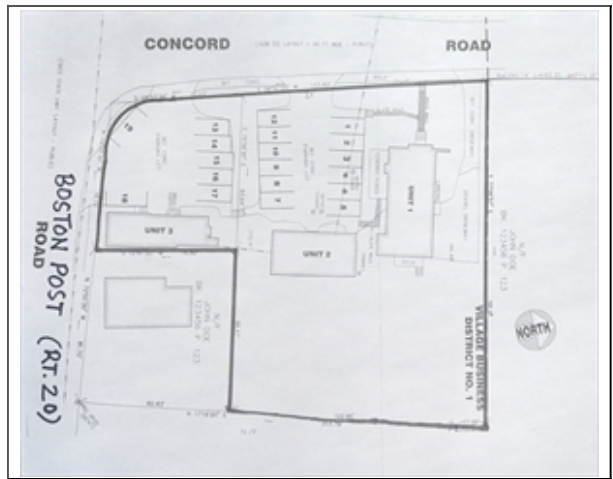
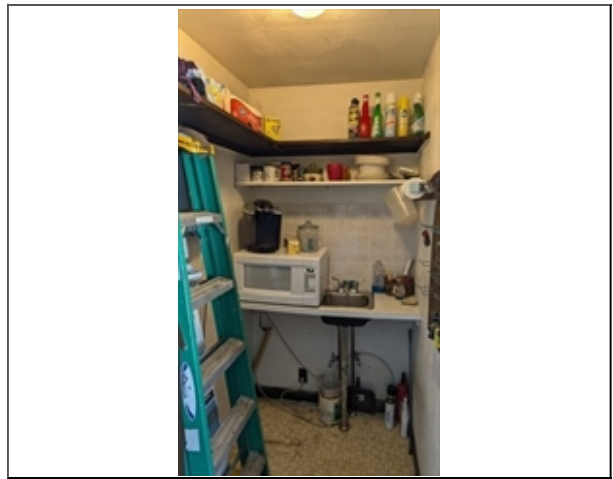
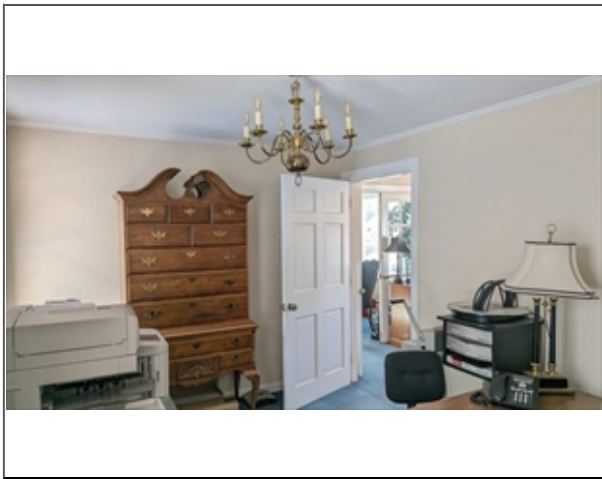
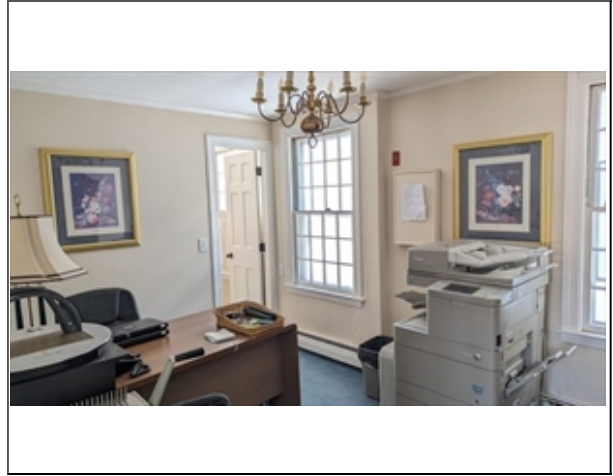
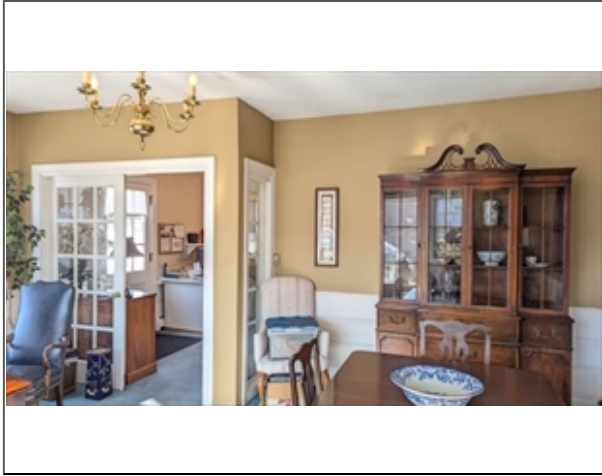
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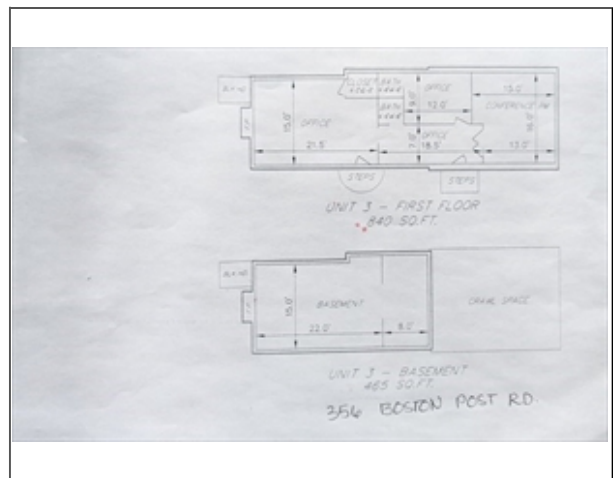
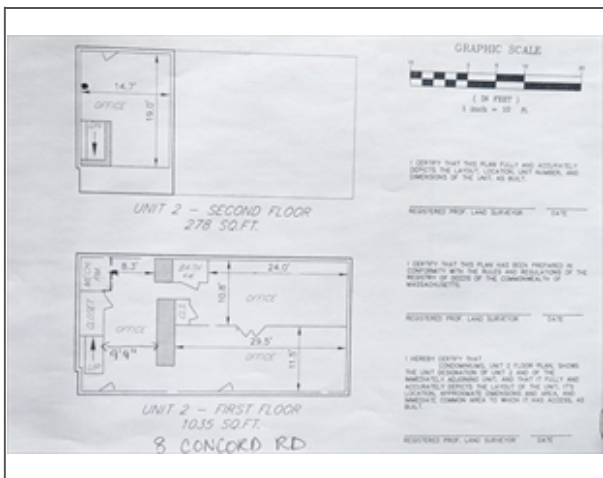
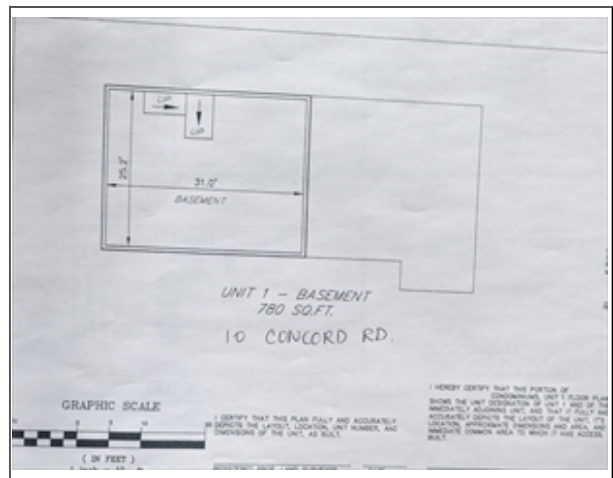
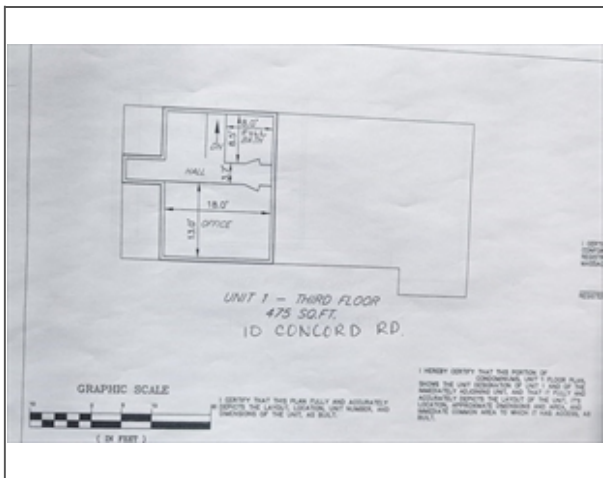
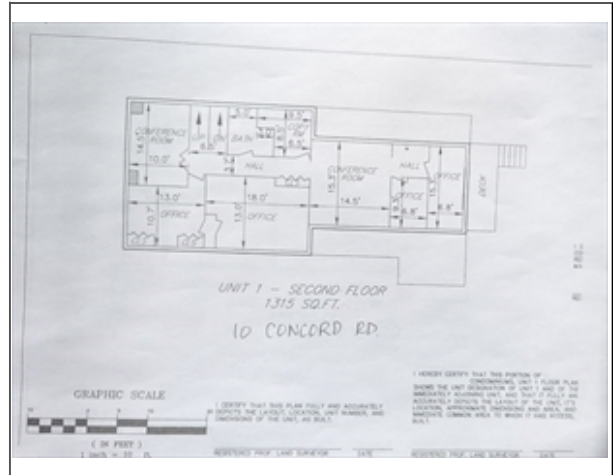
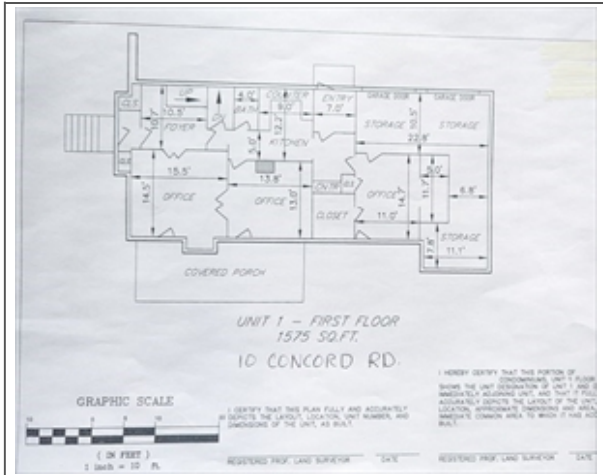
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