



Details on the property located at
29 Hudson - Unit Building 1, Sudbury, MA 01776

List Price:
\$22

Laura Meier
Compass
450 Boston Post Road
Weston, MA 02493
508-208-5215
Laura.Meier@Compass.com



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Prepared by Laura Meier
Senior Vice President
Black Horse Group at COMPASS
978 443-1790 Office
508 208-5215 Cell



Exterior - Side

MLS # 73503502 - Active
Commercial/Industrial - Mixed Use

29 Hudson - Unit Building 1
Sudbury, MA 01776
Middlesex County

List Price: \$22

Directions: Near Intersection of RT 27 and Concord Road; Old Sudbury- #
29 Hudson Road

Sudbury- 29 Hudson Plaza-The highly visible, 4811 SF "Building 1" faces RT 27 & is among other retail shops & services at the 29 Hudson Road Plaza. This stand-alone THREE FLOOR PLUS BASEMENT building boasts dramatic curved windows and brick-end architecture and consists of 1343 SF on 1st floor, 1249 SF on 2nd floor, 946 SF on 3rd floor, and 1249 SF of full-height Basement space. First Floor only is ADA accessible and can be used for Public Access. 2nd and 3rd floors are not ADA accessible and can only be used for private offices/storage, not public use.. Lease rate is \$22 RSF and \$6.00 RSF for basement plus NNN (9.7% of plaza expenses) for First floor and basement, which need to remain together due to access. Marketed in "as-is" condition; needs some TLC but truly a diamond in the rough! Owner will consider renovation for long term leases.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Lease
Office:	1	0	Bldg: \$0	Lease Type: Triple Net Lease (NNN)
Retail:	1	0	Total: \$0	Lease Price Includes: Building
Warehouse:	1	4,811		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 3	21E on File: Yes
			# Units:	
Total:		4,811		
Disclosures: Only 1st floor is ADA compatible. HVAC does not include central air conditioning. Window unit needed. Limited water use due to septic constraints.				

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

Lot Size: 0 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 121	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: No	

Features

Location: **Suburban, Strip, Historic, Free Standing, Central Business District, Corner Lot**
Parking Features: **Open, Improved Driveway, Paved Driveway, On Site**
Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1983**
Year Established Source: **Public Record**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **00**
Book: **0** Page: **0**
Cert:
Zoning Code: **Business**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent InformationListing Office: **Compass**  **(617) 206-3333**Listing Agent: **Laura Meier**  **(508) 208-5215**

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Accompanied Showings, Appointment Required, Sign**

Showing: Facilitator:

Special Showing Instructions: **Please call/Text Laura 508 208-5215; 24 hour notice needed.****Market Information**Listing Date: **4/17/2026**Days on Market: Property has been on the market for a total of **79** day(s)Expiration Date: **9/1/2026**Original Price: **\$22**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **79** day(s)Office Market Time: Office has listed this property for **79** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Exterior - Side



Exterior - Front



Exterior - Back



Exterior - Back



Exterior - Side

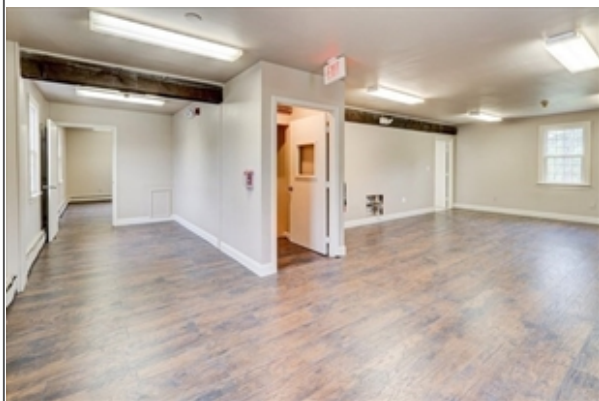


Main Entry

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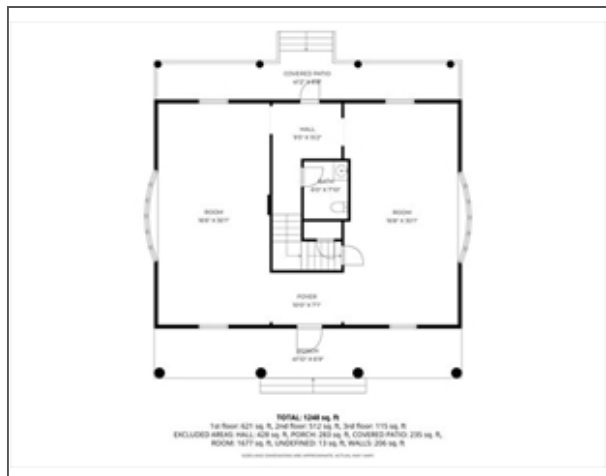
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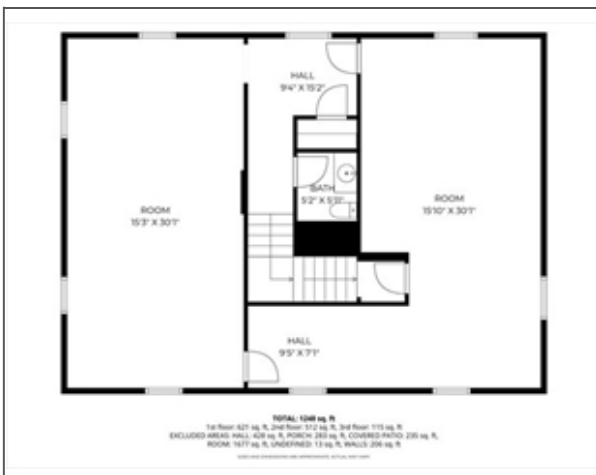
Parking



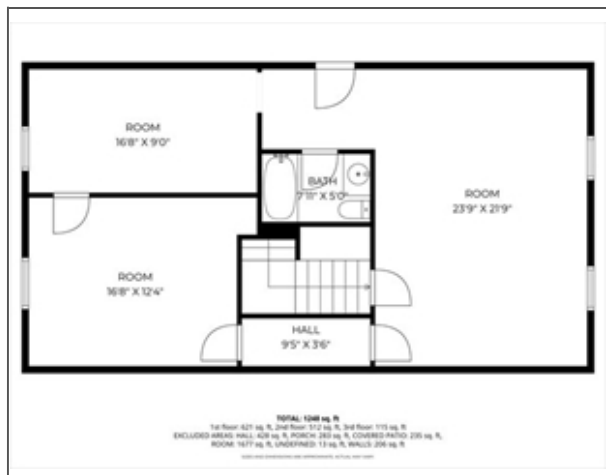
Common Area



Level 1



Level 2



Level 3

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Black Horse Group at COMPASS *353 Boston Post Road*Sudbury*MA
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Exterior - Back



Exterior - Back



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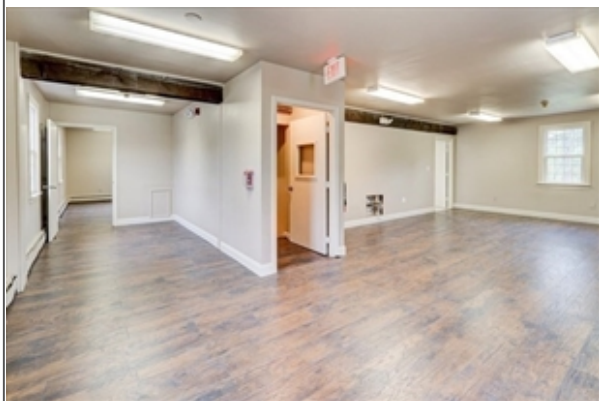


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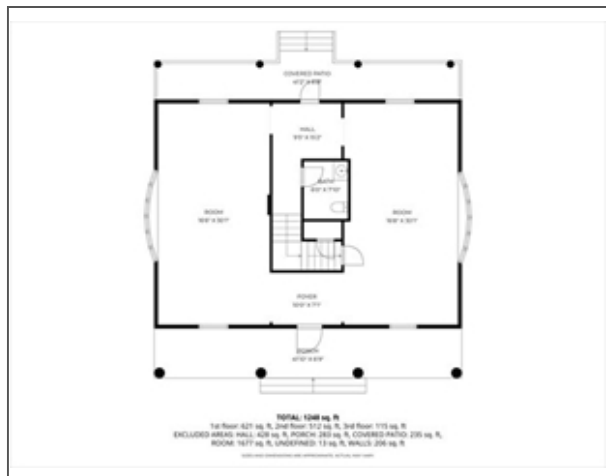
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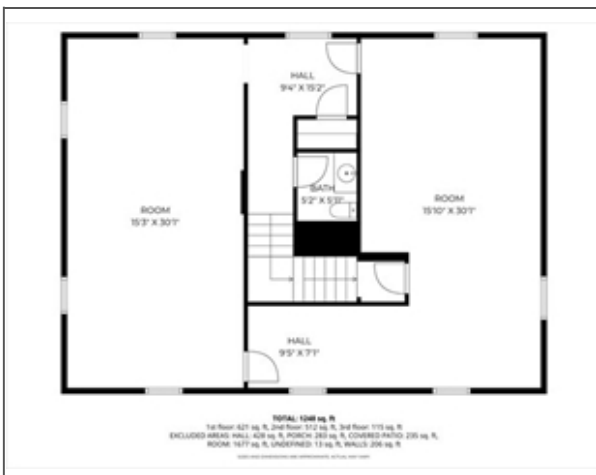
Parking



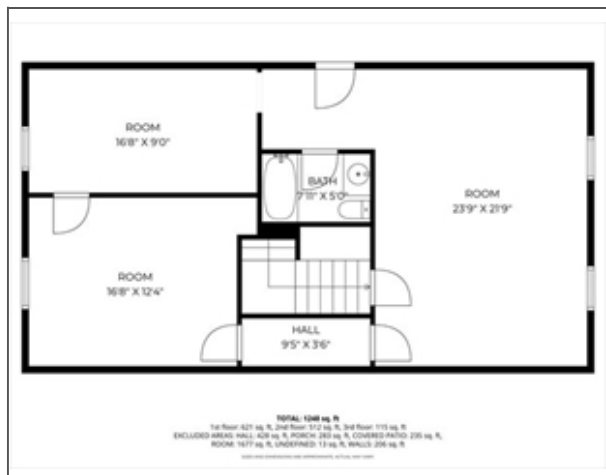
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