



Details on the property located at
29 Hudson Rd- Building 2, 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



MLS # 73503493 - Active
Commercial/Industrial - Commercial

29 Hudson Rd- Building 2
Sudbury, MA 01776-1738
Middlesex County

List Price: \$22

Directions: 29 Hudson Road-Sudbury Town Square; Intersection of RT 27 /Concord Rd; Old Sudbury Center.

RETAIL SPACE FOR LEASE- FORMER NAIL SALON with all existing equipment/set up/supplies. BUILDING 2 at the 29 Hudson Road Plaza: Ample natural light on 1st floor adjacent to the Rail Trail. 1,215 RSF, \$22.00 RSF NNN. Upscale, Classic New England architecture is the back drop for this centrally located busy PLAZA on RT 27 near the Concord Rd intersection. Ample parking,121 spaces, in front & back of property.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$1,034,900	Space Available For: For Lease
Office:	0	0	Bldg: \$6,242,200	Lease Type: Other (See Remarks)
Retail:	1	1,215	Total: \$7,277,100	Lease Price Includes: Other (See Remarks)
Warehouse:	1	1,938		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 3	Sublet: No
			# Stories: 3	21E on File: No
			# Units:	
Total:				
Disclosures: Any description of the use of this property is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code, or other restrictions. it is the duty of the buyer agent/tenant to seek advice from an attorney or written confirmation from the municipality.				

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: 122,839 Sq. Ft.	Frontage:	Traffic Count:
Acres: 2.82	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 121	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Location: **Suburban, Shopping Mall, Historic, Highway Access**
Parking Features: **Paved Driveway, On Site**
Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1974**
Year Established Source: **Public Record**

Tax Information

Pin #: **H-09-00002.**
Assessed: **\$7,277,100**
Tax: **\$153,110.18** Tax Year: **2025**
Book: **58156** Page: **562**
Cert: **000000234755**
Zoning Code: **LBD**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing 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 Lease**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Accompanied Showings, Appointment Required, Sign, Other (See Special Showing Instructions)**
Showing: Facilitator:
Special Showing Instructions: **Please call/Text Laura 508 208-5215; 24 hour notice needed.**

Firm Remarks
Accompanied showings only please.

Market Information	
Listing Date: 4/17/2026	Listing Market Time: MLS# has been on for 92 day(s)
Days on Market: Property has been on the market for a total of 92 day(s)	Office Market Time: Office has listed this property for 92 day(s)
Expiration Date: 9/1/2026	Cash Paid for Upgrades:
Original Price: \$22	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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Black Horse Group at COMPASS *353 Boston Post Road*Sudbury*MA
www.BlackHorseRealEstate.net



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