

**MLS # 73476730 - Active**  
**Single Family - Detached**



**8-10 Concord Road & 356 Boston Post** List Price: **\$3,500,000**  
**Sudbury, MA 01776**  
**Middlesex County**  
 Style: **Victorian, Cottage** Total Rooms: **20**  
 Color: **Yellow** Bedrooms: **5**  
 Grade School: Bathrooms: **2f 4h**  
 Middle School: Main Bath: **No**  
 High School: Fireplaces: **2**  
 Approx. Acres: **0.71 (30,928 SqFt)** Approx. Street Frontage:  
 Handicap Access/Features: Accessory Dwelling Unit: **No**  
 Neighborhood/Sub-Division: **Village Business District**  
 Directions: **Rt 20 to Concord Rd, on right**

**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 (plus driveway). Large backyard. 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 COMMERCIAL MLS # 73476736 attached. See attached documents for more information..**

**Property Information**

Approx. Living Area Total: **5,588 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Measured**  
 Approx. Above Grade: **5,588 SqFt** Approx. Below Grade:  
 Living Area Disclosures: **Victorian House 3365 SF, Store 1313 SF, Office 840 SF**

Heat Zones: **6 Forced Air, Hot Water Baseboard, Heat Pump, Oil, Gas, Electric** Cool Zones: **5 Central Air**

Parking Spaces: **19 Off-Street, Paved Driveway** Garage Spaces: **0 Attached, Storage**

Disclosures: **There are 2 buildings on one mixed use parcel. All "offices" listed here are in the 'cottage'. The price includes another office building at 356 Boston Post Rd. Agent has interest in property.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	14.5X15.5	-
Dining Room:	1	13.8X13	-
Family Room:	1	16X11.7	-
Kitchen:	1	9X12.2	-
Main Bedroom:	2	15.3X27.8	-
Bedroom 2:	2	13X18	-
Bedroom 3:	2	14.5X10	-
Bedroom 4:	1	13X10.7	-
Bedroom 5:	3	13X18	-
Bath 1:	1	4X7.2	Bathroom - Half
Bath 2:	2	5X8	Bathroom - Full
Bath 3:	3	8.5X8	Bathroom - Full
Laundry:	2	9.5X8.5	-
Office:	1	29.5X11.5	Flooring - Wall to Wall Carpet
Office:	1	9.4X22.3	Flooring - Wall to Wall Carpet
Office:	1	10.8X24	Flooring - Wall to Wall Carpet
Office:	2	19X14.7	Flooring - Wall to Wall Carpet
Bathroom:	1	4X6	Bathroom - Half
Other:			-

**Features**

Appliances: **Range**  
 Area Amenities: **Shopping, Tennis Court, Walk/Jog Trails, Medical Facility, Bike Path, House of Worship**  
 Basement: **Yes Full, Partial, Crawl, Bulkhead, Sump Pump**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Exclusions:  
 Facing Direction: **West**  
 Home Own Assn:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Features: **No**

Energy Features: **Storm Windows, Prog. Thermostat**  
 Exterior: **Clapboard**  
 Exterior Features: **Deck, Covered Patio/Deck, Gutters**  
 Flooring: **Wall to Wall Carpet, Hardwood**  
 Foundation Size:  
 Foundation Description: **Fieldstone, Slab**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available, French Doors, Internet Available - Fiber-Optic**  
 Lot Description: **Corner, Paved Drive, Easements, Gentle Slope**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **Private Sewerage - Title 5: Not Done**  
 Utility Connections: **for Electric Range**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No**

Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Approximate, Unknown/Mixed**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

#### Tax Information

Pin #: **K-09-00027**  
 Assessed: **\$1,295,300**  
 Tax: **\$27,900.76** Tax Year: **2026**  
 Book: **15348** Page: **317**  
 Cert:  
 Zoning Code: **VBD, KPHD**  
 Map: **K** Block: **09** Lot: **27, 28**

#### 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, Sign**  
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required, Sign**  
 Special Showing Instructions: **Tenants, some spaces may not be available on first showing**

#### Market Information

Listing Date: **2/12/2026** Listing Market Time: MLS# has been on for **7** day(s)  
 Days on Market: Property has been on the market for a total of **7** day(s) Office Market Time: Office has listed this property for **7** 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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