

# 200 WESTFORD, MA LITTLETON RD

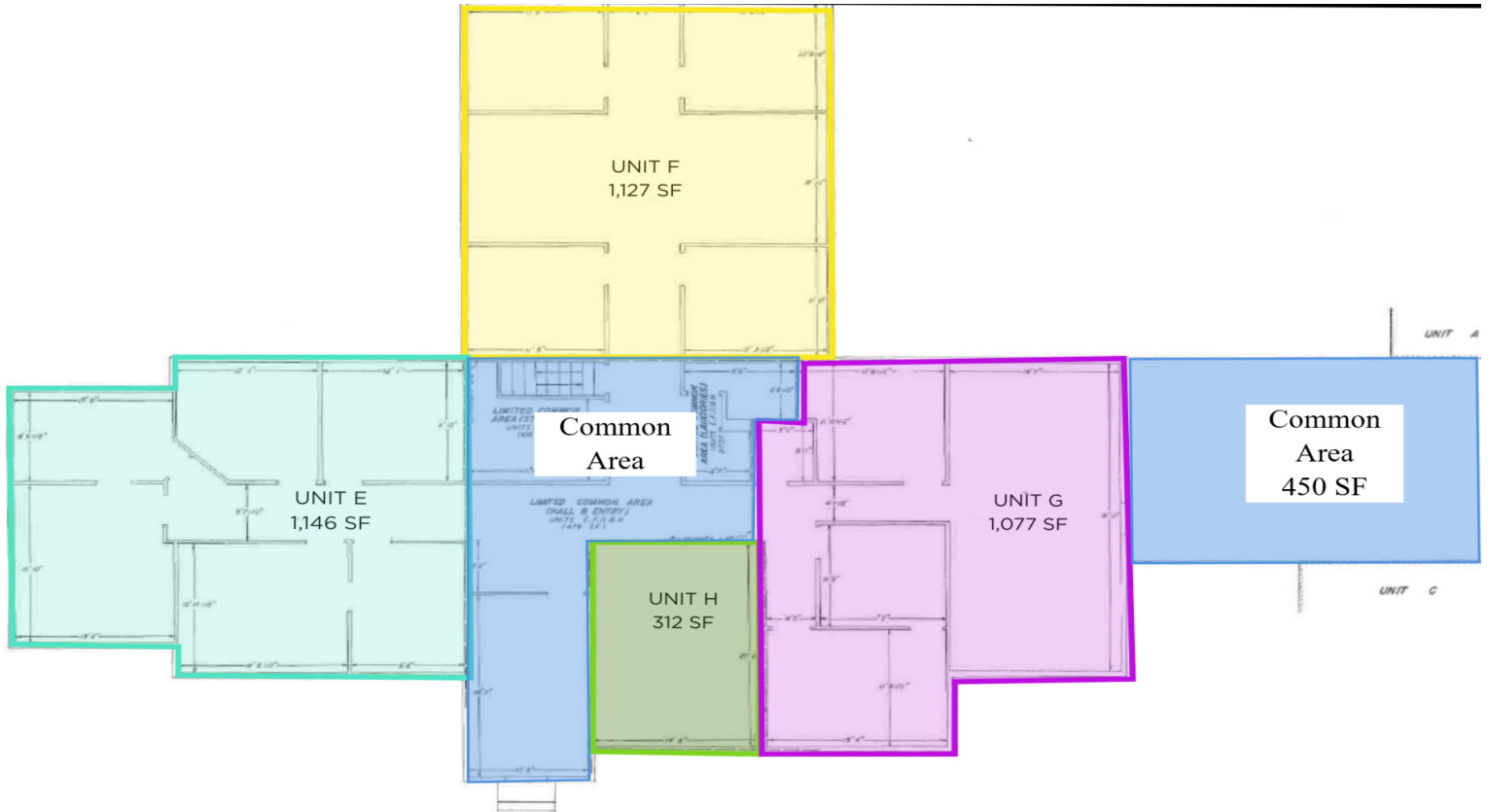


COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**4 Office Condos Totaling 4,554 SF  
For Sale**

# 200 LITTLETON RD

200 LITTLETON RD WESTFORD, MA



## PROPERTY DESCRIPTION

This offering presents a compelling opportunity for office users, developers, and investors in the highly desirable Westford market. The property consists of 4,554 square feet across four units, complemented by shared common areas, providing a flexible layout suitable for a variety of office and commercial uses. Strategically positioned along a well-traveled corridor, the property benefits from strong visibility, convenient access, and an attractive suburban setting. Zoned Commercial Highway (CH), it supports a wide range of permitted uses, enhancing its long-term versatility and value. Ownership includes a 51.7% interest in the common areas, along with the potential to reposition, redevelop, or rebuild—either in the near term or as a future value-add strategy.

## PROPERTY HIGHLIGHTS

- Prime location in Westford area
- 0.5 Mile to I-495
- 45 Shared parking spaces
- Private sewer/public water.
- Commercial Highway (CH) zoning.
- 3,260 sq ft basement, walk-in vault and kitchen
- Signalized intersection directly opposite Corner Stone Shopping Center.
- 3 separately metered HVAC systems.
- 51.7% ownership interest of common areas.

## OFFERING SUMMARY

Asking Price:	Upon Request
Building Size:	4,554 SF
Lot Size:	1.418 Acres

## UNITS

## SIZE

E	1,146 SF
F	1,127 SF
G	1,077 SF
H	312 SF

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