



Details on the property located at  
**29 Hudson Rd- Building 3, Sudbury, MA 01776**

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List Price:  
**\$22**

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Laura Meier

**Compass**

450 Boston Post Road  
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MLS # 73571945 - Active  
Commercial/Industrial - Commercial

29 Hudson Rd- Building 3  
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 / OFFICE/ STORAGE SPACE FOR LEASE-** 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. Join Lahey Clinic, CJ's Pizza, King's Hair Salon and other established businesses at the 29 Hudson Road Plaza: Building 3: 3rd Floor- 1155 RSF (Suite 3210), \$1850.00 / month plus utilities (no NNN). Space 2 located on the 3ed Floor- 2708 RSF (Suite 3350), \$22.00 RSF NNN plus utilities. ADA compliant/elevator access. Also Basement/storage space available for \$15 RSF.

### Building & Property Information

|              |          |              |                           |                                                  |
|--------------|----------|--------------|---------------------------|--------------------------------------------------|
| Residential: | # Units  | Square Ft:   | Assessed Value(s)         | Space Available For: <b>For Lease</b>            |
| Office:      | <b>0</b> | <b>0</b>     | Land: <b>\$1,034,900</b>  | Lease Type: <b>Other (See Remarks)</b>           |
| Retail:      | <b>2</b> | <b>4,911</b> | Bldg: <b>\$6,242,200</b>  | Lease Price Includes: <b>Other (See Remarks)</b> |
|              | <b>2</b> | <b>4,232</b> | Total: <b>\$7,277,100</b> | Lease: <b>Yes</b> Exchange: <b>No</b>            |

|                |          |              |
|----------------|----------|--------------|
| Warehouse:     | <b>1</b> | <b>1,938</b> |
| Manufacturing: | <b>0</b> | <b>0</b>     |

# Buildings: **3**

# Stories: **3**

# Units:

Sublet: **No**

21E on File: **No**

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:  
Loading Docks:  
Ceiling Height:  
# Restrooms:  
Hndcp Accessibl:

Expandable:  
Dividable:  
Elevator:  
Sprinklers:  
Railroad siding:

Gross Annual Inc:  
Gross Annual Exp:  
Net Operating Inc:  
Special Financing:  
Assoc: Assoc Fee:

Lot Size: **122,839 Sq. Ft.**

Acres: **2.82**

Survey:

Plat Plan:

Lender Owned: **No**

Frontage:

Depth:

Subdivide:

Parking Spaces: **121**

Short Sale w/Lndr.App.Req: **No**

Traffic Count:

Lien & Encumb:

Undrgrnd Tank:

Easements:

### 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: **2026**

Book: **58156** Page: **562**

Cert: **000000234755**

Zoning Code: **LBD**

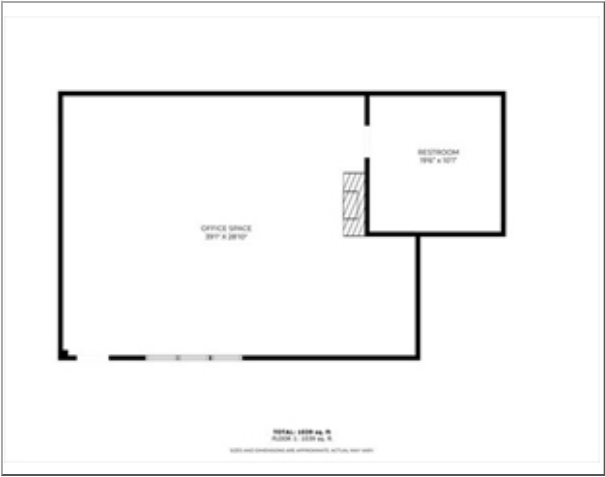
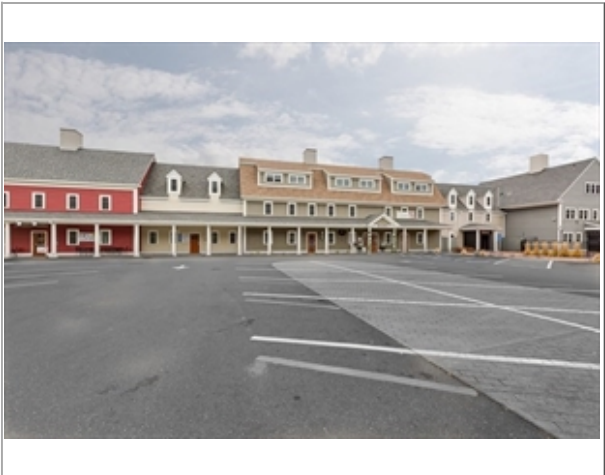
Zoning Desc: **Legal Conforming**

Map: Block: Lot:

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**[www.BlackHorseRealEstate.net](http://www.BlackHorseRealEstate.net)**