

The Conrad Group, Inc.
Commercial Real Estate Services

FOR SALE
21 Mazzeo Drive
Randolph, MA

Office/Industrial Building



PROPERTY INFORMATION:

Building Area : 10,000 ± SF
* Plus BONUS 5,000± SF
Basement with drive-in door

Land Area: 18,730± SF (.43± Acres)

Floors: 2

Year Built: 1980

Parking: ±40 Spaces

Zoning: Great Bear Swamp - HD

Sprinklers: Wet and Dry

Water/Sewer: Municipal

RE Tax: \$23,929.65 (FY 26)

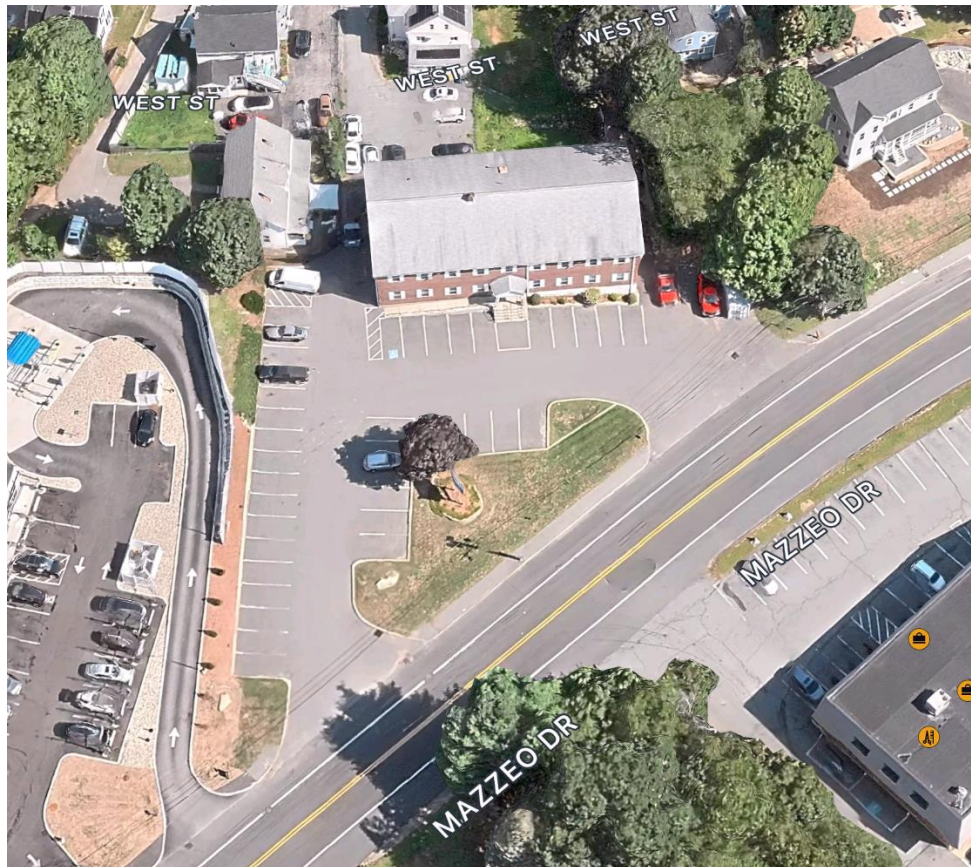
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For additional information:

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Disclaimer: All information is from sources deemed reliable, however no representation is made as to its accuracy and same is subject to prior sale, rental or removal from the market without notice.

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TENANT ROSTER:

<u>Suite #</u>	<u>Tenant</u>	<u>SF</u>	<u>Annual Rent</u>
101	K Touch PMU	1,300	\$19,140.00
102	Vacant	1,200	\$21,300.00
103	York Properties (Seller)	2,500	\$43,800.00
201	Town of Randolph	2,500	\$42,540.00
202	The Bascom Group (EXP Realty)	2,500	\$43,800.00
	<i>Gross Potential Income</i>	10,000	<i>\$170,580.00</i>
	Expenses:	-	<u>\$83,248.67</u>
	NET INCOME:		<u>\$87,331.33</u>

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Additional Pictures:



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