



173-175 Cambridge St

173-175 Cambridge St, Burlington, MA 01803



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173-175 Cambridge St

\$22.23 /SF/YR

Exceptional two-level commercial space in one of Burlington's busiest intersections, offering outstanding visibility, accessibility, and versatility for a wide range of businesses. With flexible layouts across two floors, the property is ideal for retail, professional offices, wellness studios, or service-based operations seeking prime exposure and strong foot and vehicle traffic. Features include ground-level access, ample storage, laundry connections, and a private restroom, with the upper level providing additional space for expansion or sublease opportunities. Currently configured as a salon, the space can be easily customized to suit your business vision—making it a rare opportunity in a high-demand, high-visibility Burlington location....



| | |
|----------------------|--------------------|
| Rental Rate: | \$22.23 /SF/YR |
| Property Type: | Retail |
| Property Subtype: | Freestanding |
| Gross Leasable Area: | 2,748 SF |
| Year Built: | 1890 |
| Walk Score ®: | 70 (Very Walkable) |
| Rental Rate Mo: | \$1.85 /SF/MO |

1st Floor Ste 1 and 2

| | |
|-----------------|-----------------------|
| Space Available | 918 SF |
| Rental Rate | \$22.23 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Professional Services |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | Negotiable |

Turnkey nail salon opportunity in a prime location! This fully furnished and stocked salon is ready for immediate use, complete with an existing license for seamless operation. The first floor features a spacious salon area, a private massage room, a bathroom, laundry facilities, and ample storage. The second floor offers a separate, fully equipped space that can be subleased or used for additional services, providing excellent income potential. If you're not in the nail business, the unit can be cleared to accommodate your vision, making it perfect for a variety of business opportunities. Don't miss this rare chance to step into a ready-made business or customize the space to fit your needs!

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|----------------------------------|--------------------|----------------------|
| American Home Loan Mortgage Co. | - | October 2010 |
| Anchors Away Travel | - | |
| Grabull | - | |
| Guide-Cook Insurance Agency | - | |
| Life Force Chiropractic | - | |
| Rebecca Spoerri-Bowman, D.O. | - | |
| Shear Madness | - | |
| Spiritual Connections by Natasha | - | |
| WM Gedick & Sons | - | |



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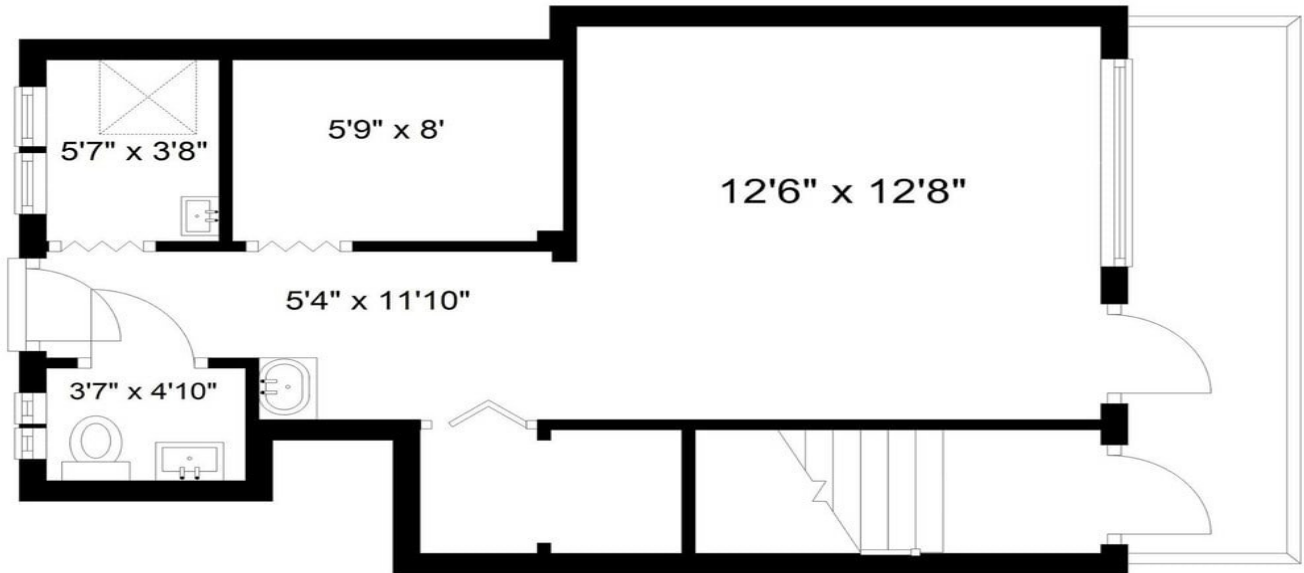
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Property Photos

173 Cambridge Street, Unit 2, Burlington, MA

First Floor - 7'4" Ceilings

Approx. 379.9 sq. feet



Plans are illustrative only. Dimensions, square footages, elevations and details may vary from the floor plans provided.