

25 Lowell Street, Wilmington, MA - Unit 1

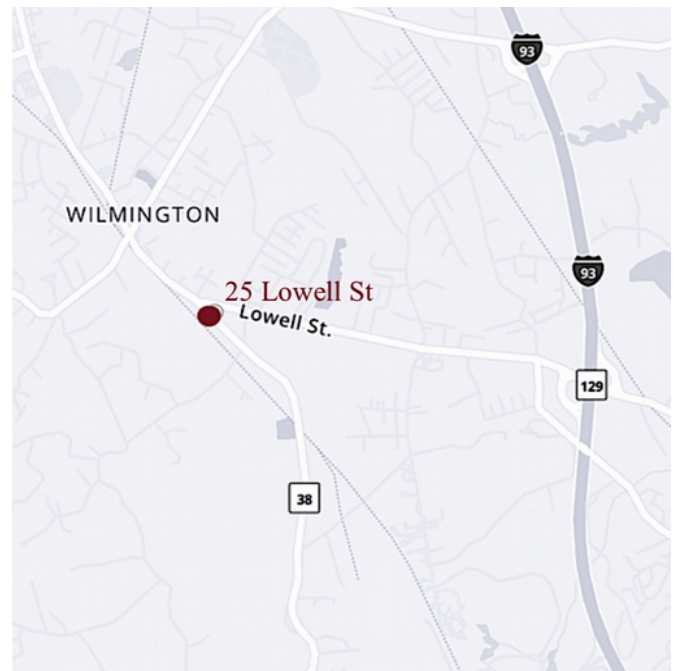


25 Lowell Street is a two-story, stand-alone office condominium building located along Routes 28 and 129 in Wilmington, Massachusetts. The building has 4 units. Unit 1 is being offered for sale.

Medical Office Condominium - For Sale

UNIT 1:

- 1,108 +/-sf
- Private, handicap accessible entrance
- 3 Exam rooms with sinks, 2 private offices, built-in reception, waiting room, file storage
- Sign visibility on building exterior
- Real Estate Tax \$4,011 per year (2026)
- Condo fee currently \$505 per month (April 2026)



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CARBONE Commercial Real Estate, Inc.

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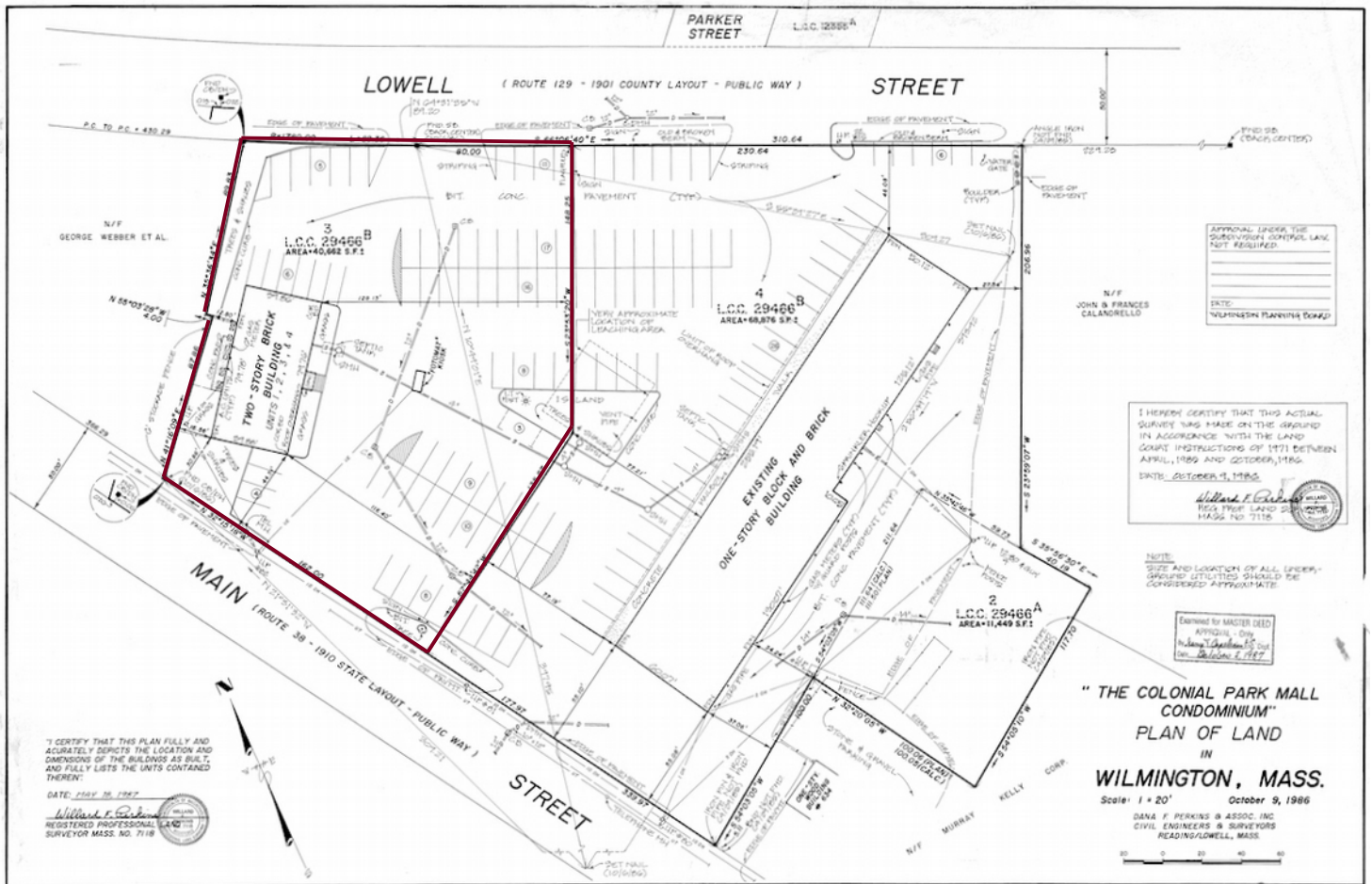
25 LOWELL STREET, WILMINGTON, MA – UNIT 1

PROPERTY

- Two-story 4,971 +/-sf commercial office building
- Built 1970
- Professional use only per condo docs
- Two suites per floor
- Common hallway and restrooms
- Exterior signage opportunity on the building
- 57 +/- common parking spaces
- Gas heat
- Sewer
- Zoned: General Business
- Located approximately 1.5 miles from I-93

DOCUMENTS / REFERENCES

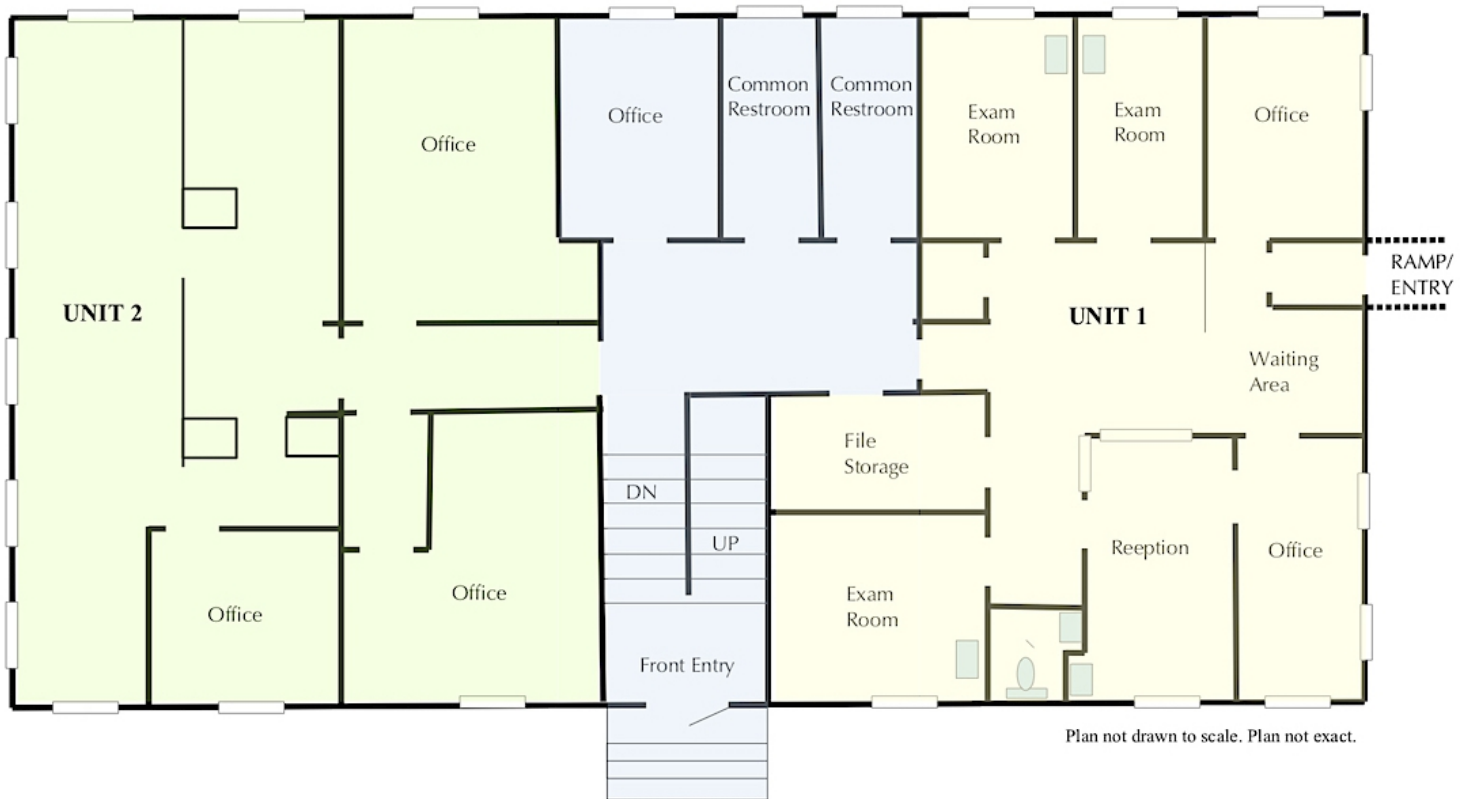
- Colonial Park Mall Condominium, dated September 23, 1987
- Master Deed Registered Land Document #120308
- Condo Trust Registered Land Document #120309
- Plan Registered Land Document #120308
- Unit 1 Registered Land Document #178044



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UNIT 1



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Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: [X] Seller's agent [] Buyer's agent [] Facilitator

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one: [X] Non-Designated Agency [] Designated Agency
The real estate firm or business listed below and all other affiliated agents are also working as the agent of the [X] Seller [] Buyer
Only the licensee named herein represents the [] Seller [] Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

25 Lowell Street, Wilmington, MA - Suite 1

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein: Edward Carbone 9015680 [X] Broker [] Salesperson March 23, 2026

Signature of Real Estate Licensee: Edward Carbone 9015680 License # [] Today's Date

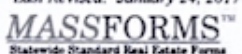
Name of Real Estate Brokerage Firm: Carbone Commercial Real Estate, Inc. #6939 Brokerage Firm Real Estate License # [] Today's Date

Signature of Consumer: [] Buyer [] Seller Today's Date

Signature of Consumer: [] Buyer [] Seller Today's Date

[] Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017



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