

# OFFICE CONDOS

3,742 SF for Sale

687 Highland Ave, Units 10, 16 & 17  
Needham, MA



CONDOS FOR SALE

## AVAILABLE (APPROX SF):

3,742 sf (3 office condo units)

Unit 10: 913 sf - Leased

Unit 16: 708 sf - Leased

Unit 17: 2,121 sf - Owner occupant potential

**USES:** Professional Office Space

## PRICING GUIDANCE:

\$1,490,000 (potential for sale-leaseback)

**NEARBY TENANTS:** Trader Joe's, CVS, Panera, USPS, Staples, Dedham Bank, and much more.

The information contained herein has been obtained through sources deemed reliable by JMJ Commercial Realty, Inc., but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.

## LOCATION:

687 Highland Ave is conveniently located near Route 95/128, minutes away from Route 9 and the Mass Pike. Walking distance to the commuter rail.

**SUMMARY:** Rare opportunity for owner occupant with income potential in Needham! Professional building with elevator access, covered and open parking. Multiple private offices, along with open collaborative layout. Fantastic location, with easy access to Routes 9 & 95/128 and Mass Pike.

**Please do not contact tenants directly. Confidentiality agreement required.**



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## 3 Office Condos for Sale - 687 Highland Ave, Units 10, 16 & 17, Needham MA

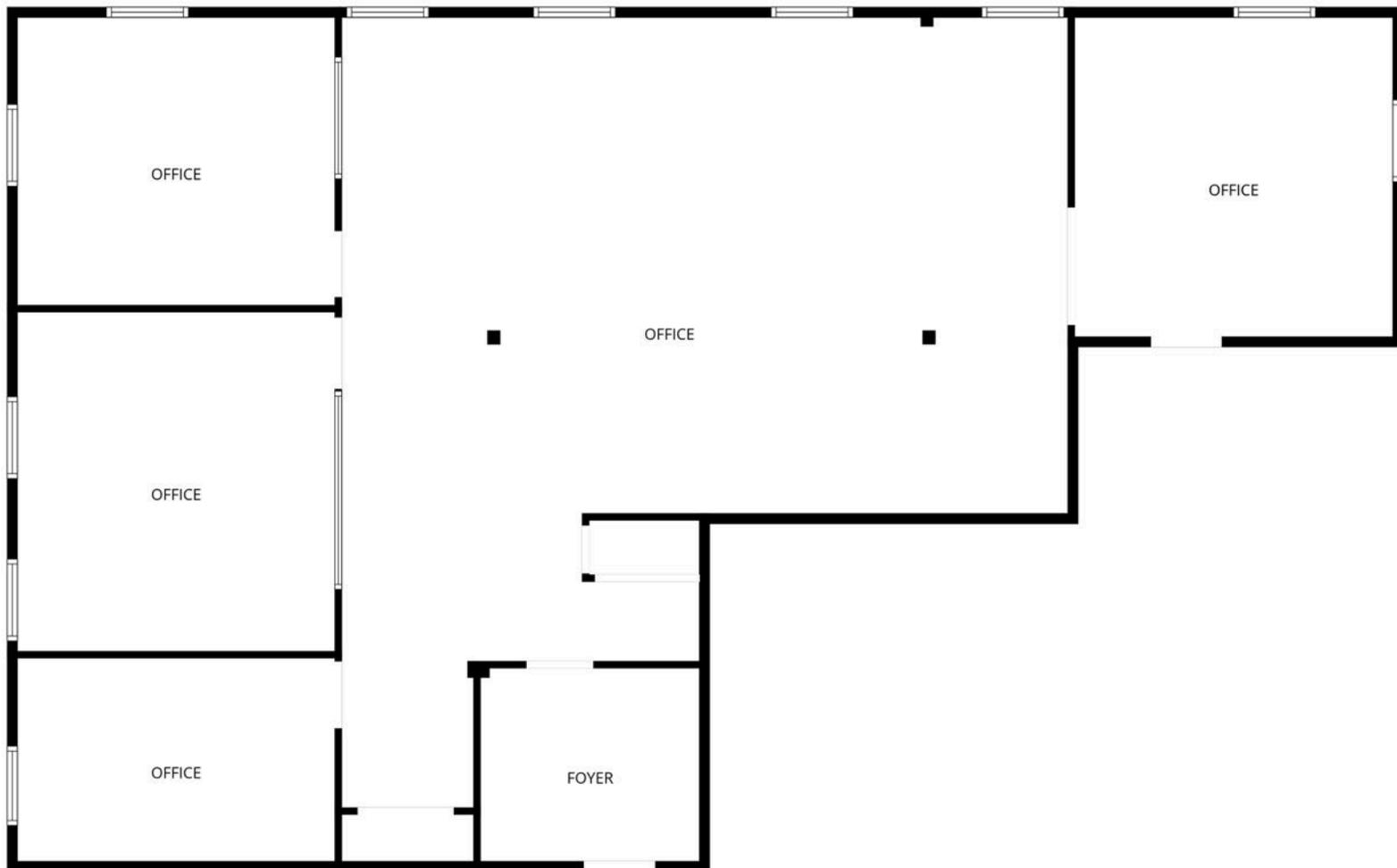
### PROPERTY PHOTOS



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## UNIT 17 FLOORPLAN - OWNER OCCUPANT POTENTIAL



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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