

Confidential Investment Offering

241 Boston Post Road Wayland, MA



7,792 Sq. Ft. Medical Office

Contact Exclusive Agent:

GREATER BOSTON
COMMERCIAL PROPERTIES INC.

Bret O'Brien, President bret@greaterbostoncp.com • 508.925.7477

44 Bearfoot Road, Northborough, MA 01532

7,792 Sq. Ft. Medical Office for Sale



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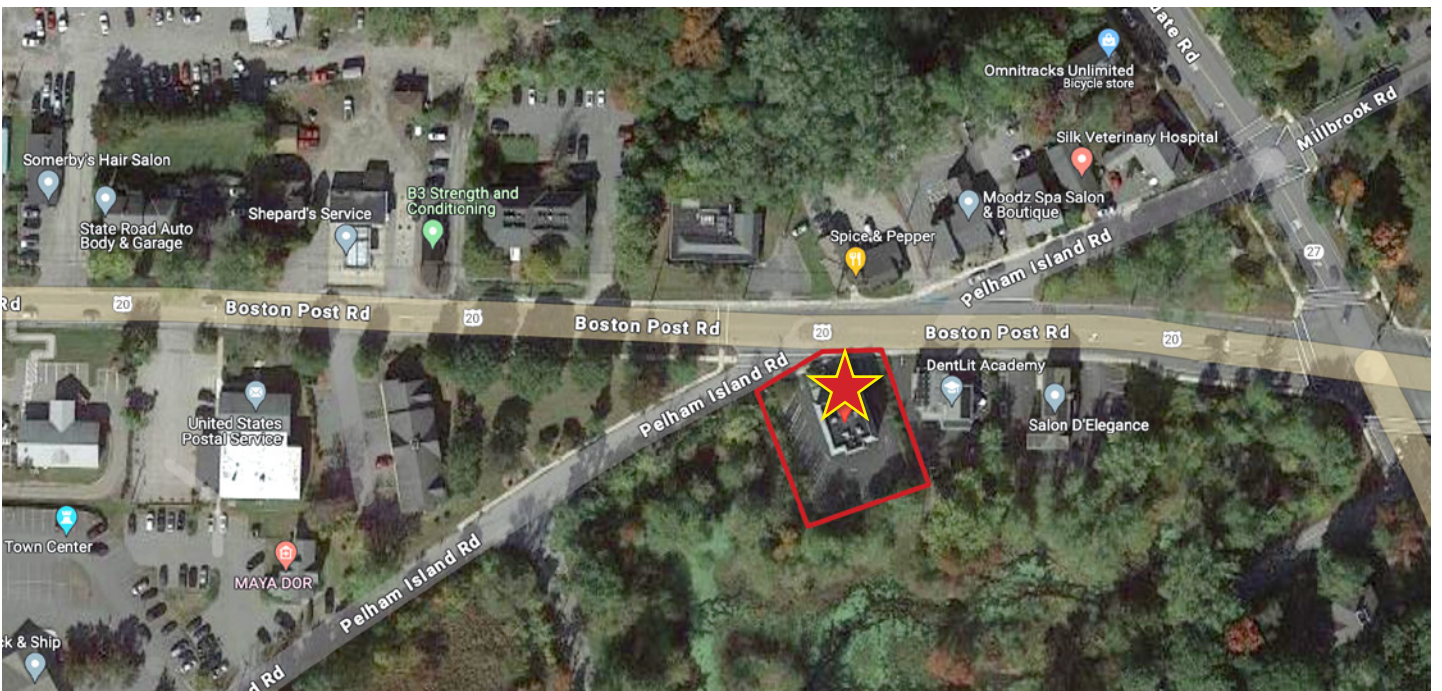
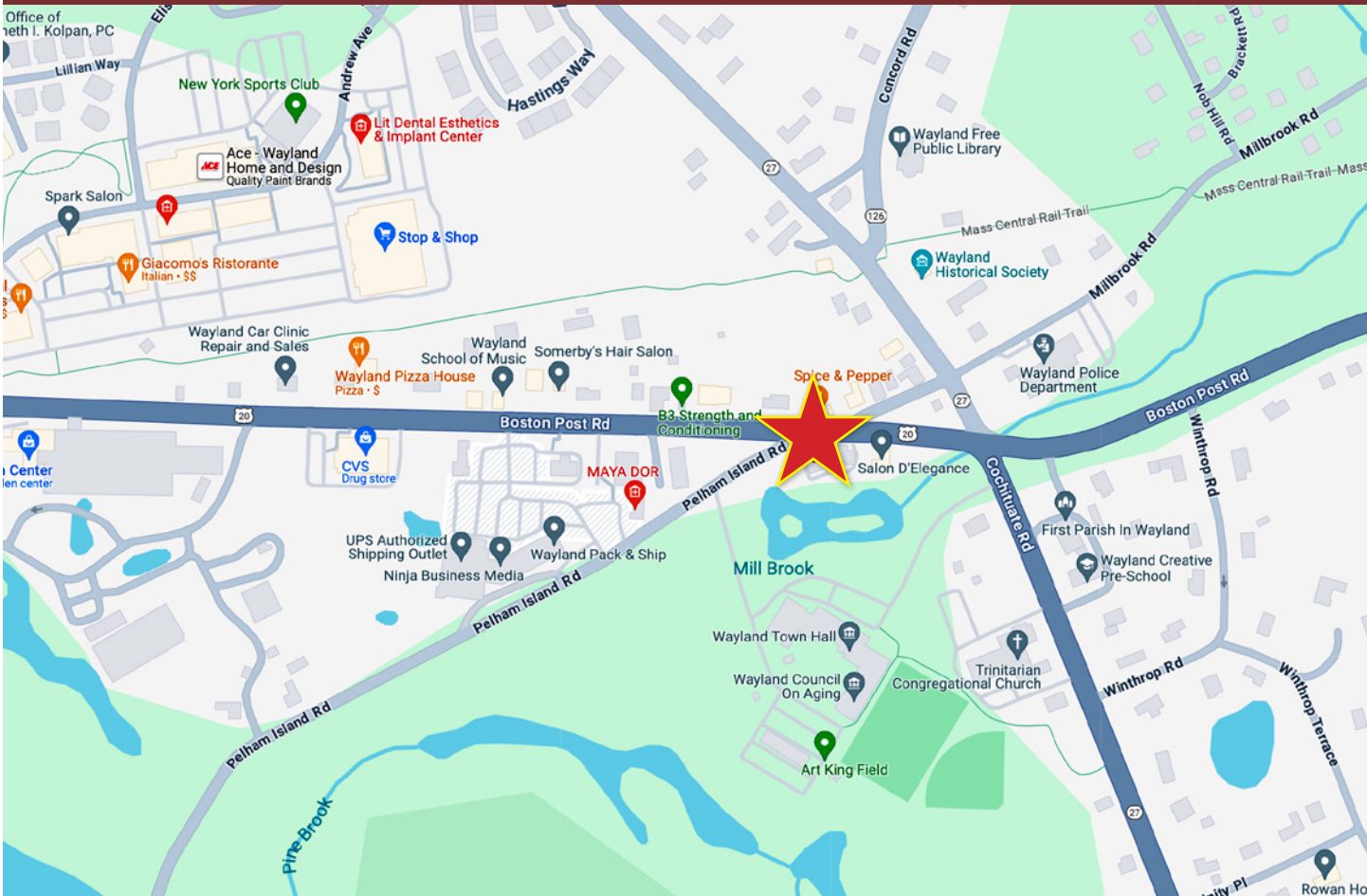
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LEGAL DISCLAIMER:

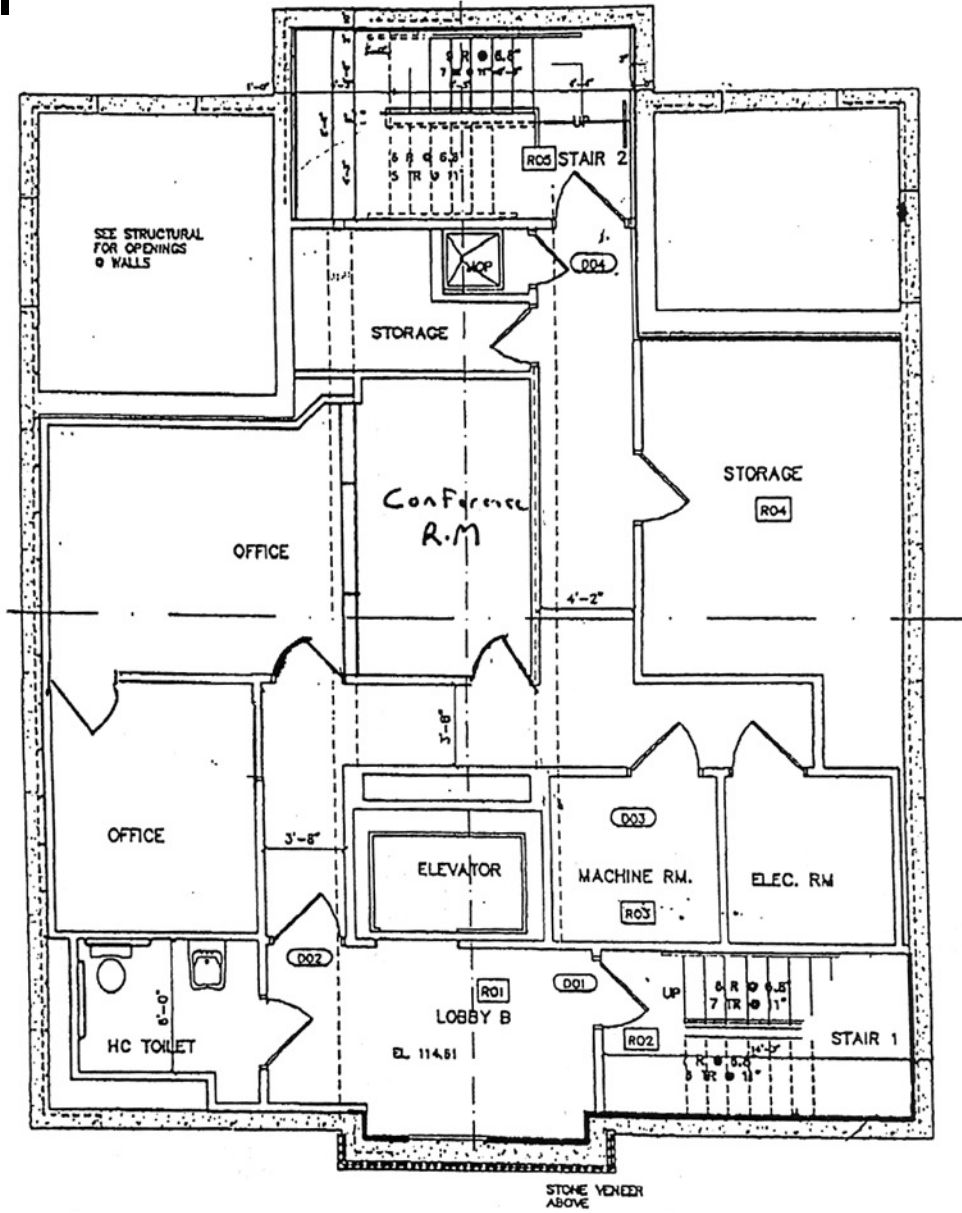
Every effort has been made to furnish the most accurate information available on this property. However, all statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice.

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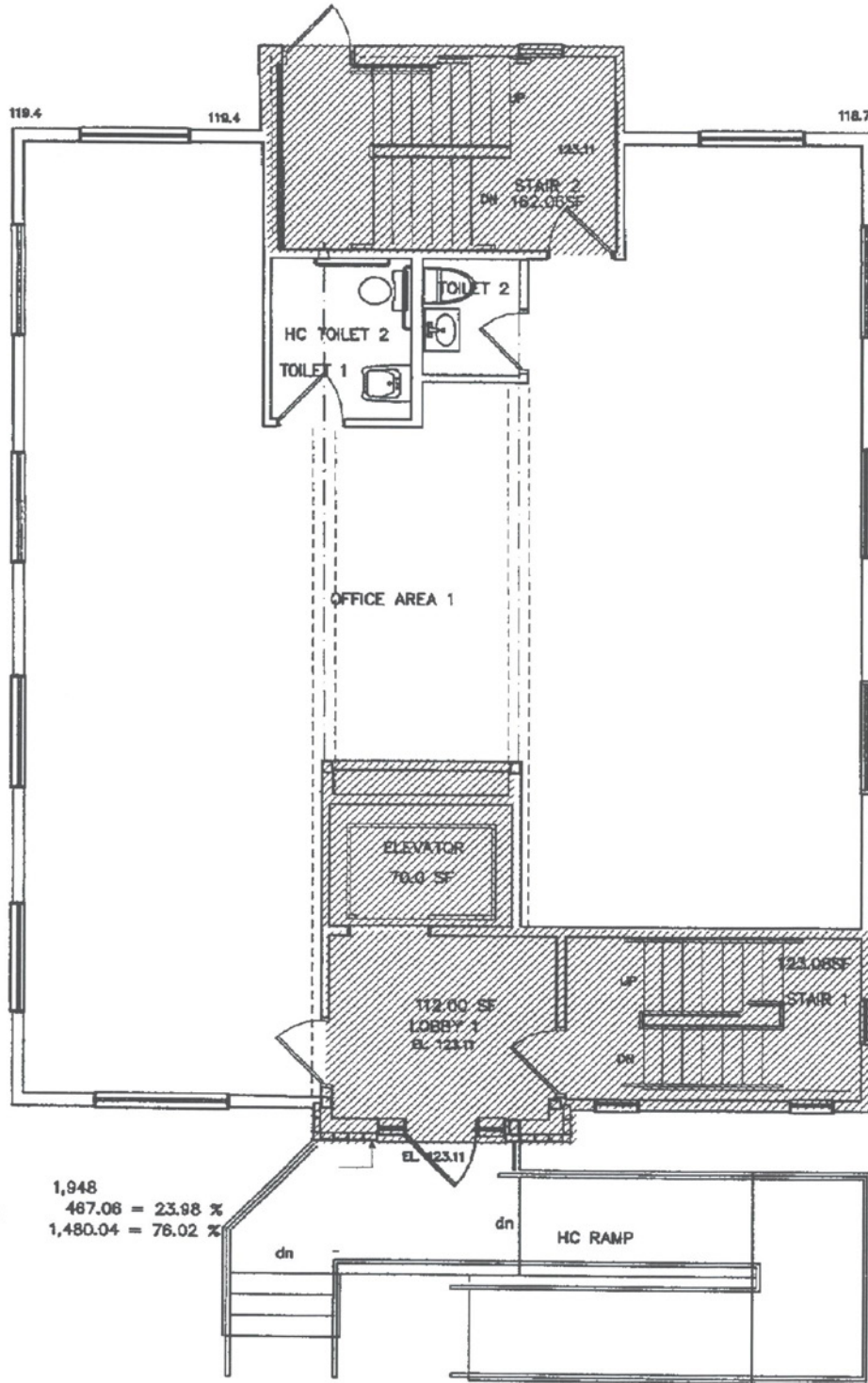




Lower Level

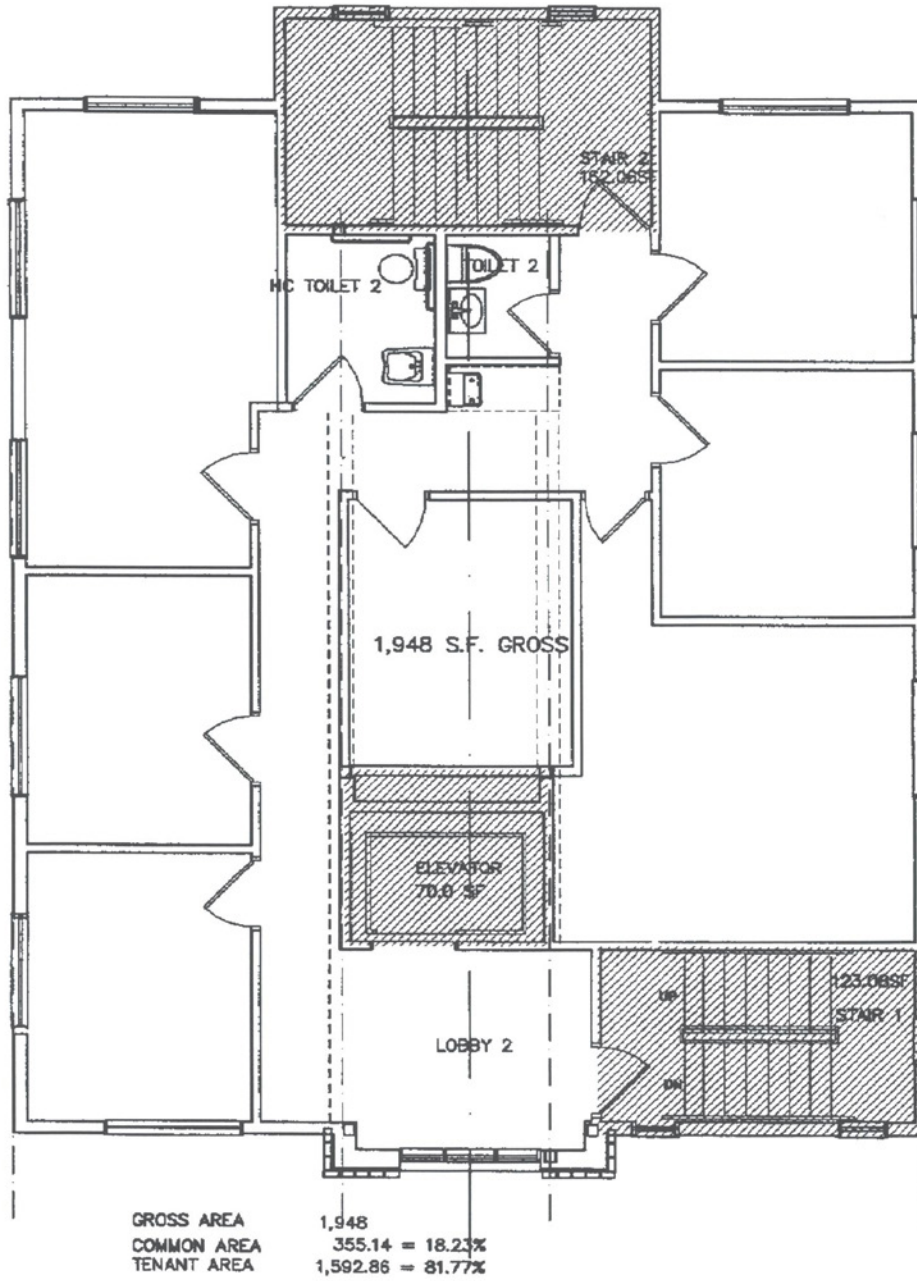


1st Floor

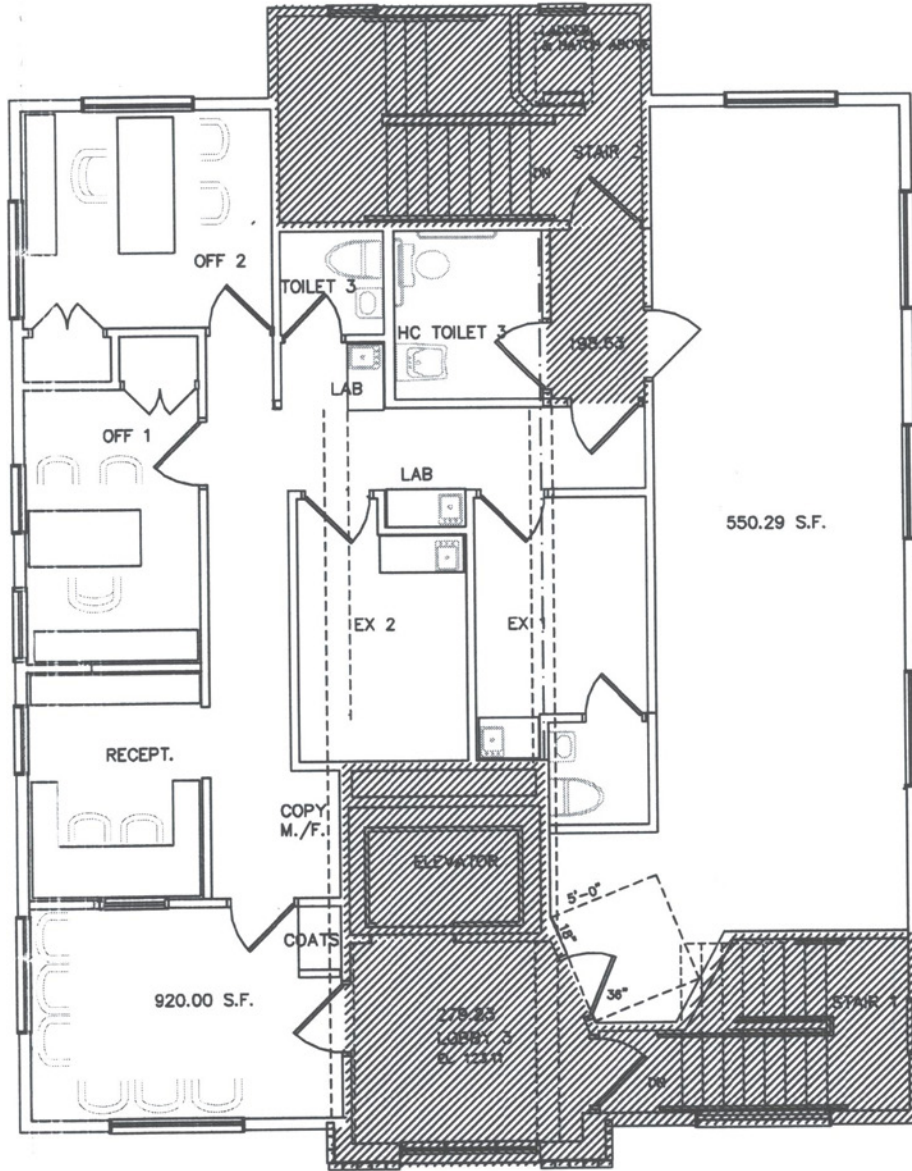


GROSS AREA	1,948
COMMON AREA	487.06 = 23.98 %
TENANT AREA	1,480.04 = 76.02 %

2nd Floor



3rd Floor



GROSS AREA	1,948
COMMON AREA	477.86 = 24.53 %
TENANT AREA	1,470.14 = 75.47 %