

35-45 Main St



Location: **Route 495/Route 2 West Cluster
Concord/Maynard Submarket
Middlesex County
Hudson, MA 01749**

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1894, Renov May 2006**
 Building Size: **19,125 SF**
 Typical Floor Size: **4,781 SF**
 Stories: **4**
 Land Area: **0.29 AC**
 Total Avail: **6,627 SF**
 % Leased: **100%**
 Total Spaces Avail: **2**
 Smallest Space: **1,577 SF**
 Bldg Vacant: **-**

Landlord Rep: **Greater Boston Commercial Properties, Inc.**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Sandra & Anthony Antico Real Estate LLC**
 Expenses: **2022 Tax @ \$1.73/sf**

Parcel Number: **HUDS-000029-000000-000301**

Amenities: **Signage**

Street Frontage: **75 feet on Main St(with 0 curb cut)**

Parking: **4 Surface Spaces are available; Ratio of 1.60/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,628 - 5,050	5,050	5,050	Withheld	30 Days	Negotiable	Direct
<i>Greater Boston Commercial Properties, Inc. / Benjamin Gatti (508) 273-2133</i>							
P 1st	1,577	1,577	1,577	Withheld	30 Days	Negotiable	Direct
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Building Notes

Newly built-out historic property.

* All dimensions and renderings are representations only.

35-45 Main St(cont'd)



Private parking lot holds 20 cars, municipal parking across the street.

Building is located on Main street in Hudson. Main street is route 62. Minutes to routes 495, 290, and 117. Very close proximity to rotary in downtown Hudson