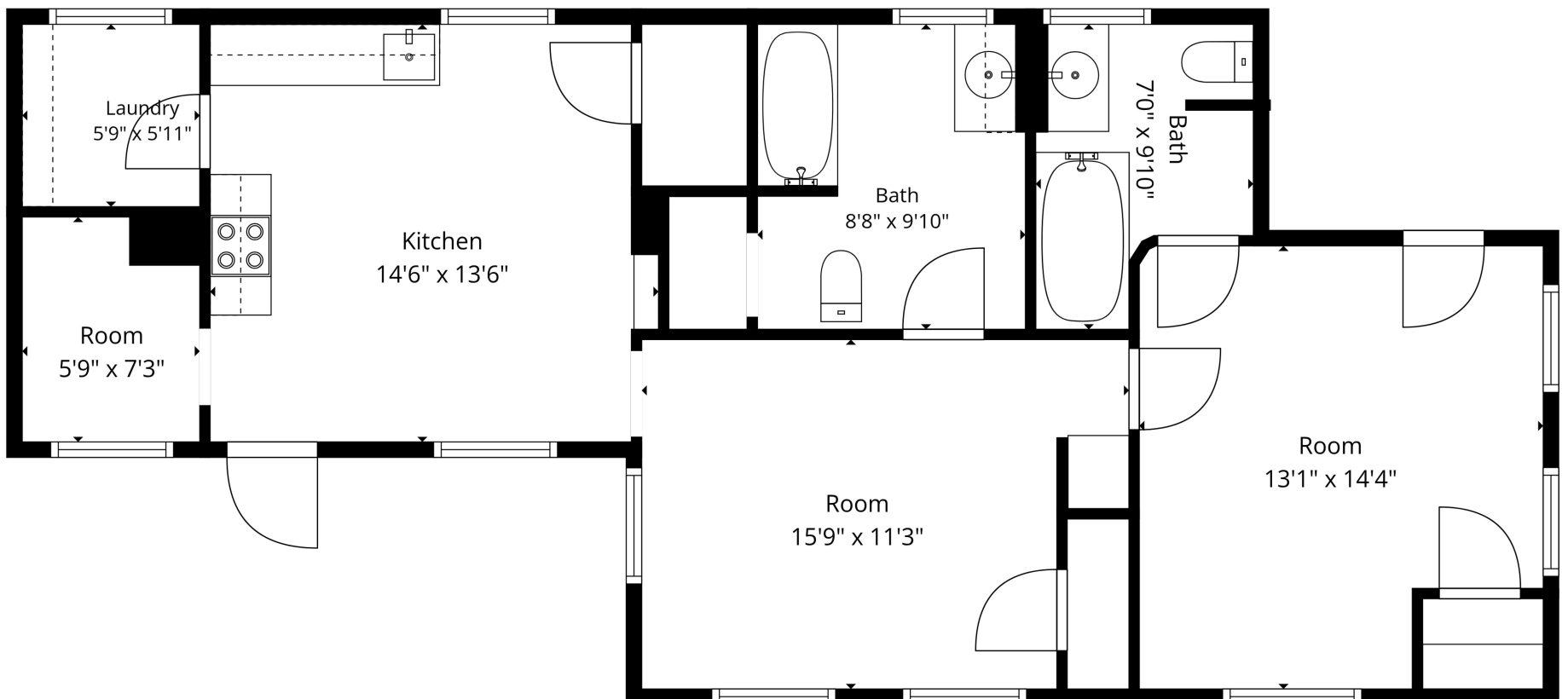




corcoran
PROPERTY ADVISORS

7 Bridge Street, Unit 10 | Billerica

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Billerica

This flexible commercial office space with high visibility offers a full kitchen, in-unit laundry, ample storage, and dedicated parking. Enjoy both a private entrance and a shared common entrance for added convenience and professional appeal. The exterior showcases low-maintenance vinyl siding, a newer retaining wall, granite steps, shutters, and an entrance awning that enhances curb appeal. Ideal for a professional office or small business seeking a turnkey condo with easy access to major routes, restaurants, and area amenities. Low association fee includes water, sewer, master insurance, exterior and road maintenance, landscaping, refuse removal, and parking. Property is offered strictly as-is, where-is. Buyers are encouraged to conduct their own independent due diligence regarding all aspects of the property, including permitting and zoning requirements.

\$187,000 Baths: 2 Sq. Ft.: 702