



# 106 ACCESS ROAD

**NORWOOD, MA**

FOR SALE OR LEASE | 18,960 SF OFFICE BUILDING ON 1.2 AC

- Up to 8,900 SF available for user-buyer
- Located across the street from the Norwood airport



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

18,960 SF 95% Leased Office Building for Sale  
(Multiple tenants are Tenant-at-will)

## BUILDING SPECIFICATIONS

Zoning:	Municipal
Construction:	Masonry
Stories:	2
Number of Tenants:	8
Occupancy:	95%

## OFFERING SUMMARY

Sale Price:	MARKET
Lot Size:	1.2 Acres
Building Size:	18,960 SF

# 1ST FLOOR PLAN



- East Coast Aereo
- Craig Najjar
- 3 DEO
- NE Spine

# 2ND FLOOR PLAN

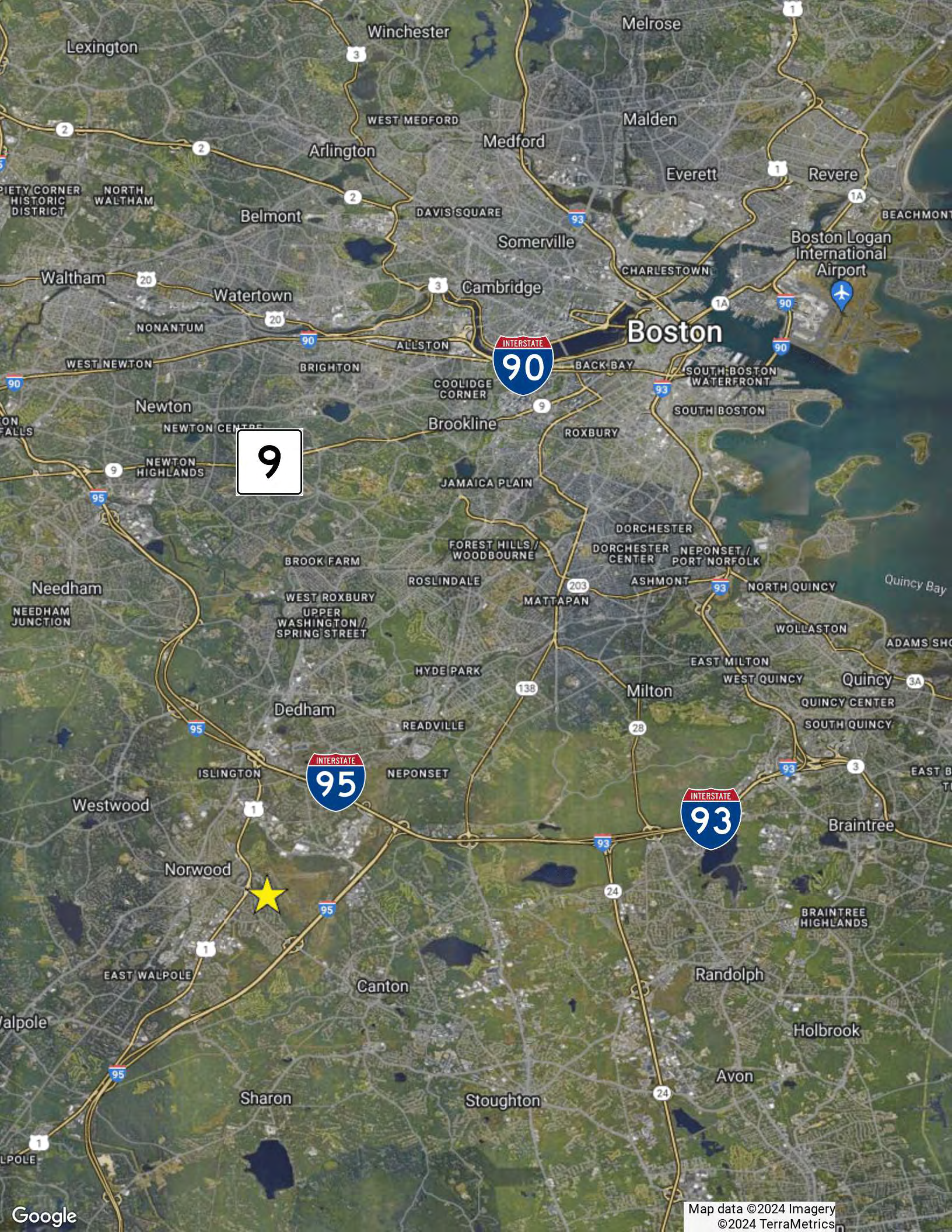


- Castle Electric
- Guzousky Electric
- Rikki Smith
- Global Smile

SCANZA LLC PROFIT & LOSS JAN-DEC 24	
Ordinary Income/Expense	
Income	
Rental Income	\$216,508.87
Total Income	\$216,508.87
GROSS PROFIT	\$216,508.87
Expense	
Fire Alarm	\$750.00
RE Tax - Norwood	\$42,029.59
Building Maintenance	\$16,443.82
Insurance	\$9,690.80
License & Permits	\$520.00
Professional Fees	
Accounting	\$500.00
Total Professional Fees	\$500.00
Utilities	
Gas & Electric	\$44,868.00
Water	\$389.50
Utilities - Other	\$603.90
Total Utilities	\$45,861.40
Total Expense	\$115,795.61
NET ORDINARY INCOME	\$100,713.26
<b>Net Income</b>	<b>\$100,713.26</b>

# RENT ROLL

SCANZA LLC RENT ROLL		
110	NE Spine	\$2,680.00
204	Guzovsky Electric	\$850.00
101	East Coast Area (plus 102)	\$1,650.00
201	Castle Electric	\$3,500.00
106	3DEO (Plus 108, 114, 117)	\$7,710.00
205	Global Smile	\$3,478.18
	Craig Najjar	\$500.00
	Capstone Communities	\$1,250.00
	Total Rents	\$21,618.18



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