

RARE **DEDHAM** OPPORTUNITY



## DEDHAM 1,862 or 4,851sf Commercial condo for Sale

- ADDRESS:** 25 River St ... 1862sf  
Office  
23 River St.... 2989sf  
Office & Industrial use w DI door  
23 & 25 .... 4,851sf
- PARKING:** 18 Parking spaces, total
- LOCATION:** Near corner of Milton St.  
Easy access to Rt. 128 & 138  
Boston and surrounding communities
- UTILITIES:** Separate Gas & Electric
- WATER & SEWER:** Public
- AGE:** 1965
- TAXES:** #25 \$3,055.30  
#23 \$2,108.80
- Condo fee:** None/snow plow and special assessments only



**WLUKA**  
COMMERCIAL  
REAL ESTATE

Retail, Office, Industrial, Land, Sales & Leasing

FOR ADDITIONAL INFORMATION CALL

*Nancy Wluka*

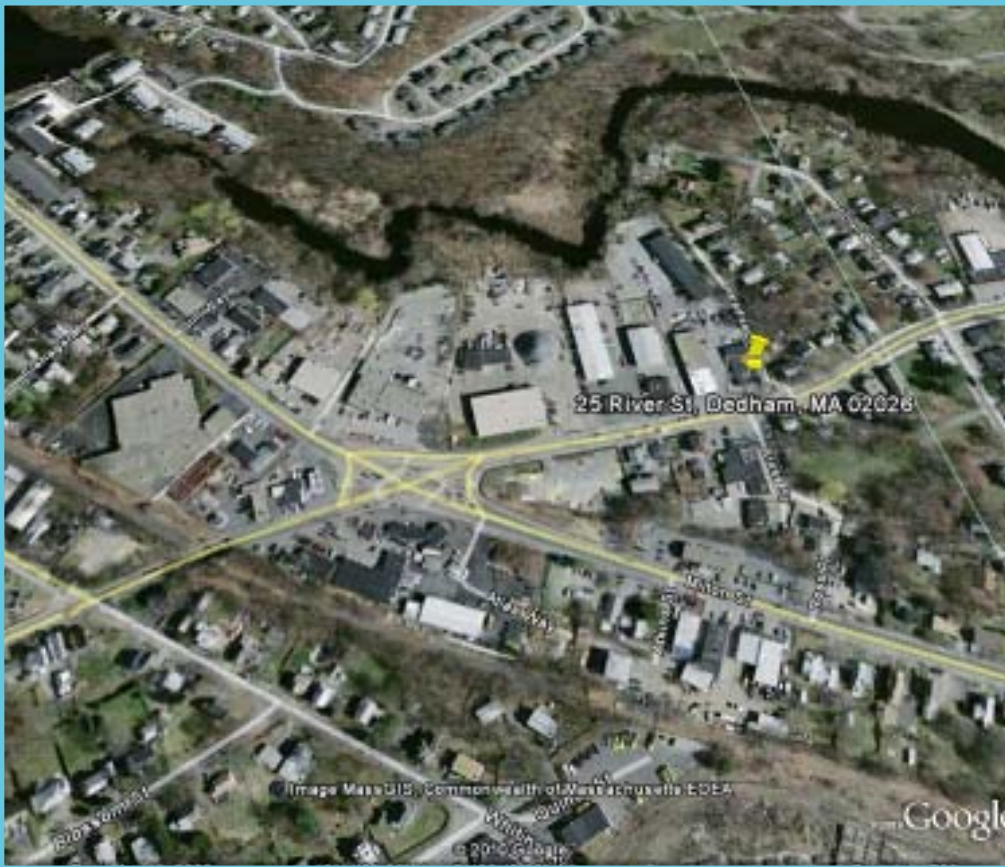
**781-784-5125**

Fax: 781-784-9900

nancy@wlukarealestate.com

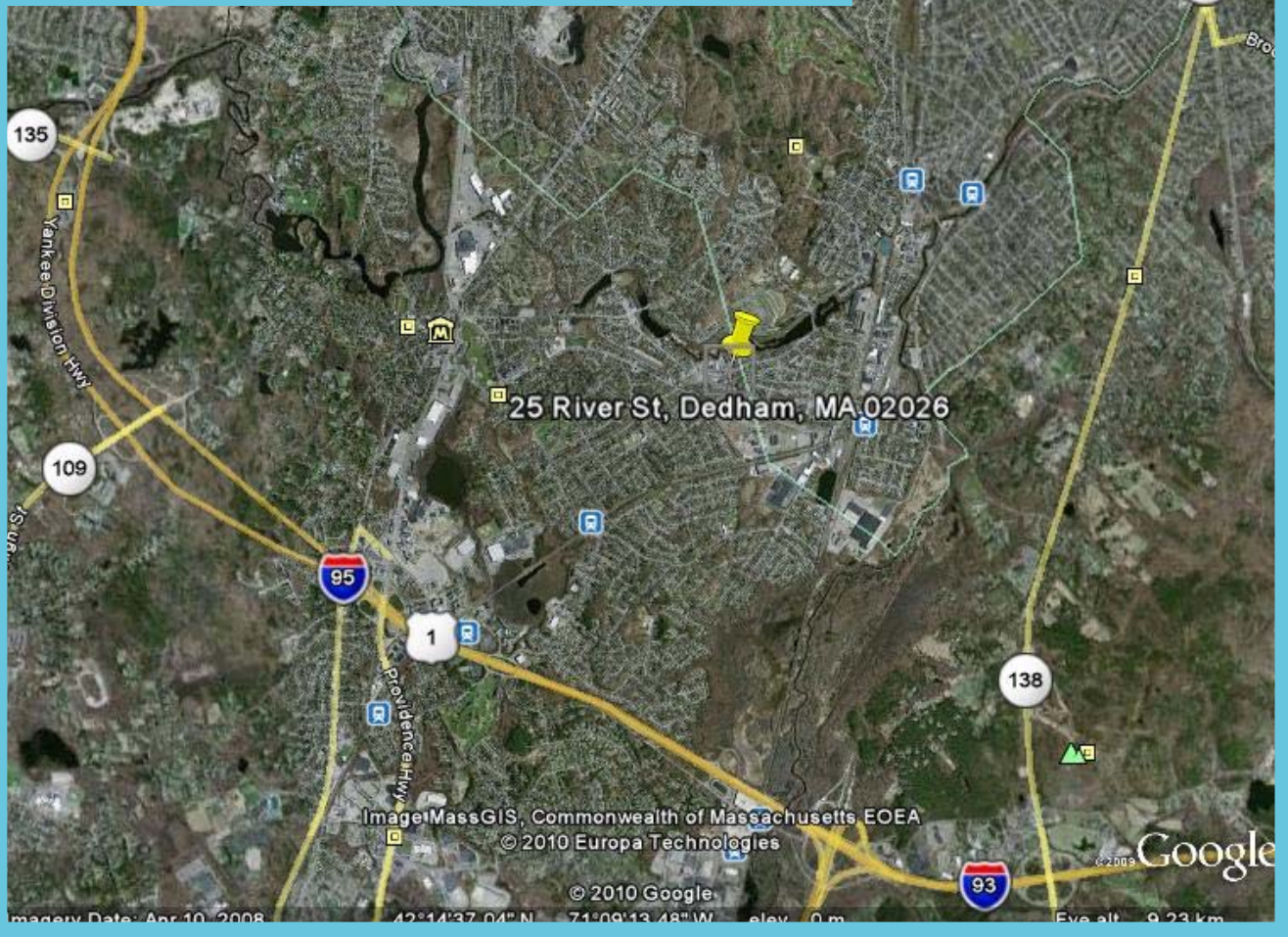
**WWW.WLUKAREALESTATE.COM**

All information is from sources deemed reliable. No representation is made as to the accuracy thereof and is subject to errors, omissions, price change and other conditions without notice.



- Ideally located
- \* Only a few miles to Route 1 & 128
  - \* easy access to Routes 138, 109 and 135.
  - \* 3 Miles to hotels
  - \* Near restaurants
  - \* Public transportation, bus & commuter rail

Zoning: LM  
Most uses permitted  
Some by special permit



All information is from sources deemed reliable. No representation is made as to the accuracy thereof and is subject to errors, omissions, price change and other conditions without notice.

# DEDHAM Units #23 & 25

## 1,862 or 4,851sf

### Commercial condo for Sale

	Size	Taxes
UNIT 23	1848sf	\$2,108.80
UNIT 25	2832sf	\$3,055.30
<b>TOTAL</b>	<b>4,680sf</b>	<b>\$5,164.10</b>

**ELECTRIC:** Electric 200AMP  
**HVAC:** Separate units fired by gas  
**Zoning:** Limited Manufacturing  
**Age:** Circa 1965; Renovated `985  
**Roof:** Flat - tar & gravel  
**Current use:** Office & Industrial use

**Condominium Association info:**

**6 Units**

Unit No.	Location	Approx Area	Parking space #	Percent interest
23A	23 River St.	1848sf	36-43	15.187%
23B	23 River St.	2832sf	30-35/ 44-47	23.274
27A	27River St.	2808sf	1-12	13.077sf
27B	27 River St.	1872sf	13-19	15.385sf
27c	27 River St.	1392sf	20-24	11.440sf
27D	27 River St.	1416sf	25-29	11.637sf

**Condominium fee:** Unit owners pay as needed  
**Snow removal:** Billed as needed



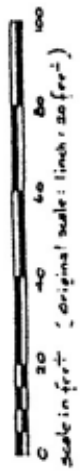
**WLUKA**  
**COMMERCIAL**  
**REAL ESTATE**

RIVER STREET CONDOMINIUM  
23 - 27 RIVER ST. DEDHAM, MASS

Plan of Land in  
DEDHAM, MASS.

Billig Engineering Company Inc.  
20 Norfolk St. Dedham, Mass.

June 17, 1985



Reference: Norfolk County Registry plan recorded at 82 289-1981 - Plan Book 208

I hereby certify that my property lines shown on this plan are the lines showing existing ownership, and the lines of the streets and ways shown are those of public or private streets, ways, alleys, easements, and that no new lines for division of existing ownership or for new ways are shown.

June 13, 1985

Registered Land Surveyor

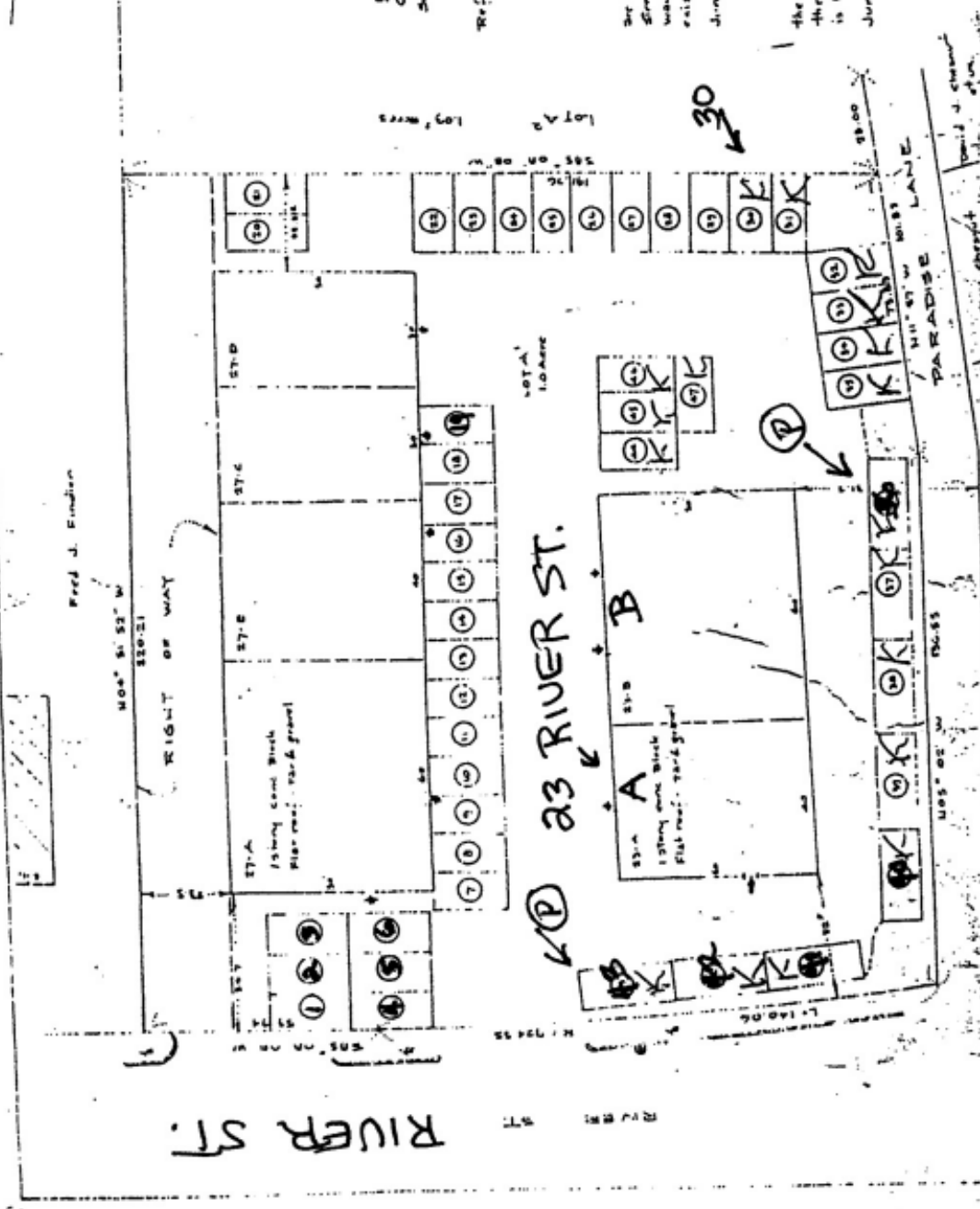
I hereby certify that this plan fully and accurately depicts the perimeter of the premises of the River Street Condominium, the location of the buildings built. I certify that the building is located in conformity with applicable zoning laws as built.

June 17, 1985

Civil Engineer & Land Surveyor

FRONT - A  
23 RIVER ST.  
DEDHAM, MA  
BUILDING + P

Christy May RE.com  
RE/MAX Landmark  
781-558-6088  
cmay@landmarkweb.com



I hereby certify that this plan was prepared in accordance with the rules & regulations of the Registrar of deeds.

June 17, 1985  
Civil Engineer & Land Surveyor

Robert W. Chasnovich

A 36-43  
B 30-33  
44-47