



10-12 OAK STREET, NEEDHAM, MA
\$579,900



OFFICE/COMMERCIAL LISTING!

- Great opportunity to own commercial property in downtown Needham.
- Great visibility with easy walking to hospital, restaurants and shopping.
- Presently used as office space - divided into 7 office suites and 4 half baths.
- 2,860 square feet.
- Parking for 13 Cars.

Commercial Property in Needham Center!!

MONTHLY INCOME:

1st Floor - Left Side Addition

Front (Vacant)	\$350.00
Rear (Rented)	\$350.00
Basement	\$500.00

1st Floor

Left (Owner's space/ Vacant)	\$800.00
Right(Rented)	\$700.00

2nd Floor

Left (Rented)	\$475.00
Right (Vacant)	\$550.00

Total \$3,725.00

MONTHLY COSTS:

Heat	\$250.00
Water/Sewer	\$ 67.00
Oil	\$292.00
Trash	\$ 7.50
Electric	\$150.00
Tax	\$681.00
Insurance	\$117.00

Total \$1,564.50

Note: Costs are Rounded Up

NET OPERATING INCOME:

\$3,725.00
- \$1,564.50
\$2,160.50 Monthly NOI
\$2,160.50
x 12
\$25,926.00 Year NOI



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