

# FOR SALE

## 10 Middle Street Court

WALTHAM, MA

1ST FLOOR CONDO:

**590 SF**

2-BAY GARAGE:

**1,204 SF**



**10 Middle Street Court**  
WALTHAM, MA

**Tom Godino** | President  
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**Susan Ellis** | Advisor  
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sgodino-ellis@godinoco.com

**GODINO**  
& COMPANY, INC.



**All the tools for auto repair are available  
for sale at an additional price.**

**STRATEGICALLY LOCATED  
WITHIN MINUTES TO DOWNTOWN  
WALTHAM, MA.**

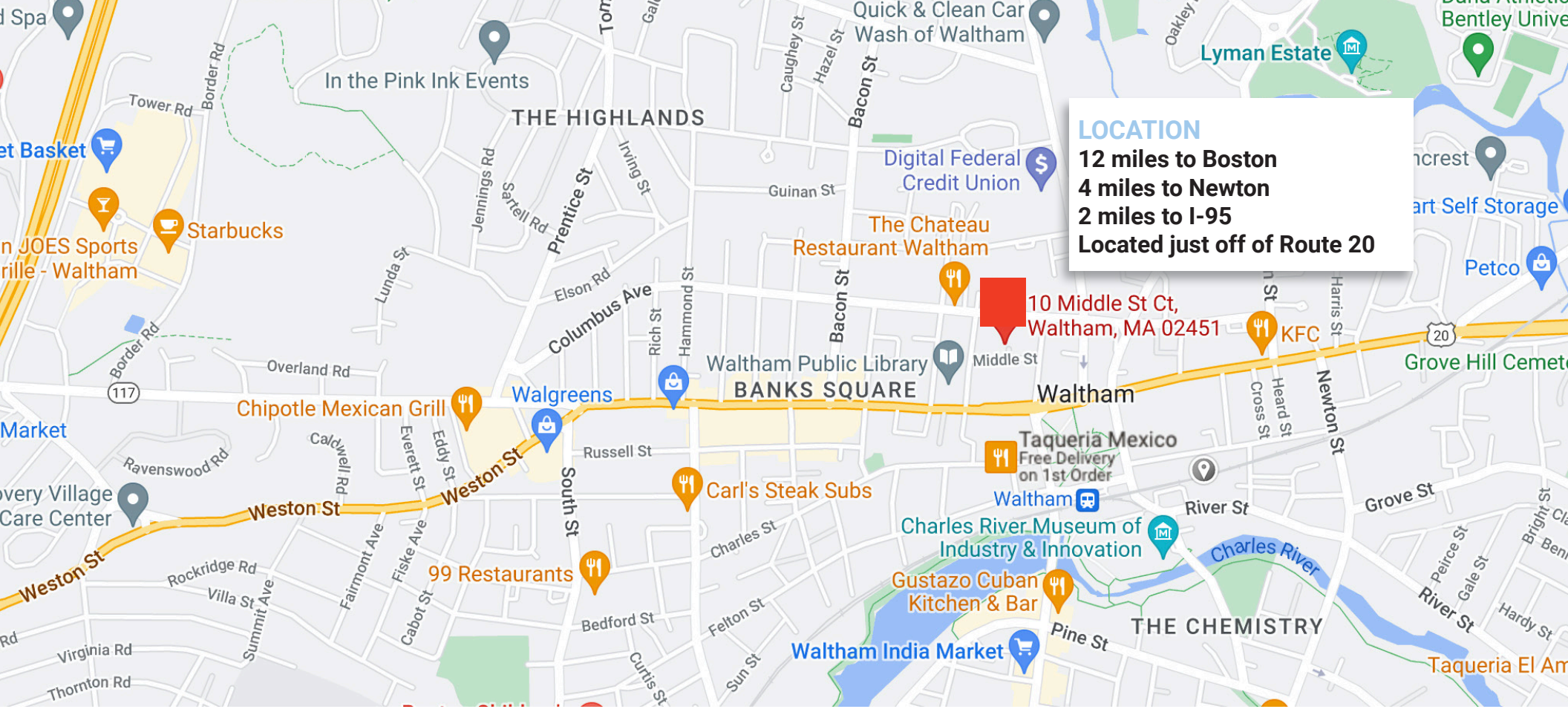
Godino & Company, Inc. is proud to announce the availability of 10 Middle Court, Waltham. The property includes a 590-square-foot, first-floor condo, plus a 1,204-square-foot impeccably maintained garage that is currently used for car restoration. Potential uses could include manufacturing and storage.

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**Utilities:** Amps – 240 Amps in garage

**Heating:** Forced Hot Air & Central Air Conditioning

**Parking:** 4 spaces in the garage. A public parking garage is located within a two-minute walk

**Condo Fees:** \$391.60 per month, includes exterior maintenance, snow removal, insurance, elevator and alarm, private garbage service, interior maintenance of common area

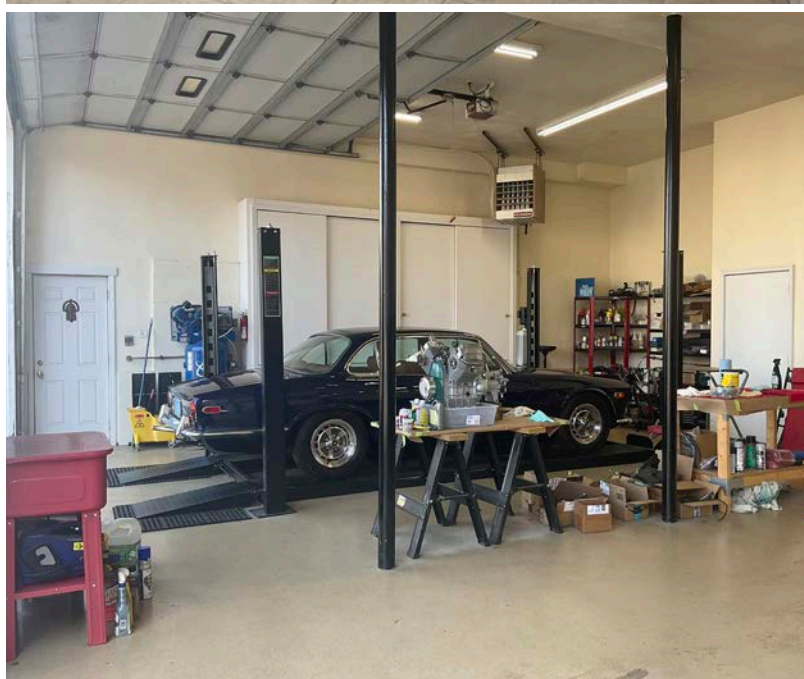
**Real Estate Taxes FY2021:** \$3,720

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## PROPERTY DETAILS

**Building Style:**  
Condo

**Finished Area:**  
590 SF (1 full bathroom, 1 bedroom,  
kitchen), plus a 1,204 SF heated garage

**Condo Features:**  
Full kitchen, full bath and private bedroom

**Garage features:**  
Air compressor, lift, 2 large drive in bays &  
space for 4 parked cars

**Year Built:**  
2001

**Ceiling height in garage:**  
16'

**Siding:**  
Brick

**Flooring Type:**  
Tile floor in condo

**Basement:**  
Concrete

CONTACT FOR PRICING!

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