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## **McGarry of O'Brien Commercial Properties arranges \$9.041 million sale of The Chelmsford Medical and Surgical Center**

June 27, 2025 - Front Section



Chelmsford, MA O'Brien Commercial Properties has completed the sale of The Chelmsford Medical and Surgical Center, located at 321 Billerica Rd., under their exclusive representation. The 72,050 s/f, two-story medical office building was officially sold on June 11, 2025.

O'Brien Commercial Properties represented the seller, Vanderbilt Norwood LLC, and brought the asset to market in mid-January 2025 directly procuring the buyer. The property traded for \$9.041 million to Albany Road Real Estate Partners.

Senior associate at O'Brien Commercial Properties Rob McGarry led the brokerage team on this transaction. "We partnered with the Vazza Real Estate Group to execute a successful lease-up and exit strategy for 321 Billerica Rd., ultimately achieving 91% occupancy at the time of sale," said

McGarry. "It was a pleasure working with both Vazza and the buyer, Albany Road, throughout the transaction."

McGarry positioned the asset in a competitive market, actively marketing it for three months and closing in six months. The medical building's high occupancy, combined with the town's thriving local economy, educated workforce, and proximity to both the Boston metro area and Southern New Hampshire, made it an especially attractive investment opportunity.

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