

Commercial Realty Advisors

Corporate Headquarters
Bell Tower Office Suites
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FOR SALE: AUTO / CONTRACTOR / SMALL BUSINESS BUILDING

Excellent opportunity for auto related start-up, expansion or relocation. Equally great for contractors or a small business looking for more exposure and a convenient location. Many possibilities in Strip Commercial zoning. Located on RT 28, a heavily traveled road in growing West Wareham. Easy access to RT 495, RT 195, RT 58. Use your creativity on this one.

ADDRESS: 2236 Cranberry Highway, Wareham, MA 02576

DESCRIPTION: Low maintenance, 2,300 +/- SF, 2 bay, auto service / contractor / small business building on .71 acres. Includes a Clear Channel Billboard producing \$3,750 annually. Room to expand, frontage on 2 streets, easy highway access, rear bay door, many other possible business uses with flexible zoning and ample parking. Who do you know looking for a commercial real estate opportunity like this?

FOR ADDITIONAL DETAILS CONTACT: GREG DONAHUE 508-942-6416

Building Areas: 336 SF Office / 1,968 SF Garage

Land Area: 30,962 SF / .71 Acre

Zoning: Strip Commercial

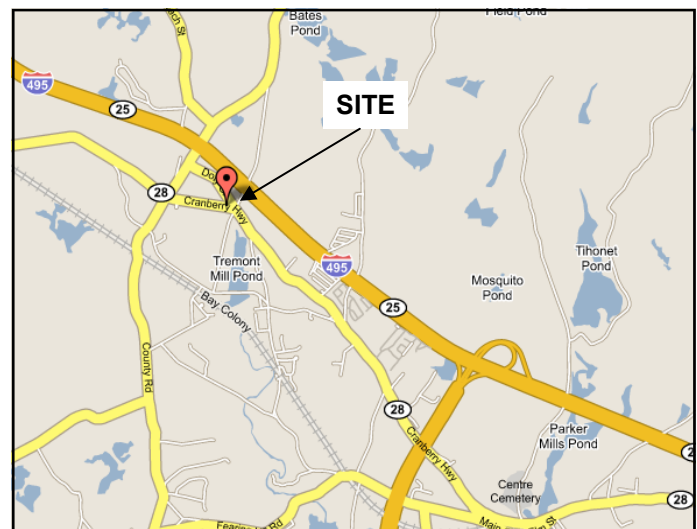
Water: Town

Construction: Pre-finished Metal Building

Taxes: \$ 2,030/Year

Septic: On Site

Heat: Gas, Forced Hot Air



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