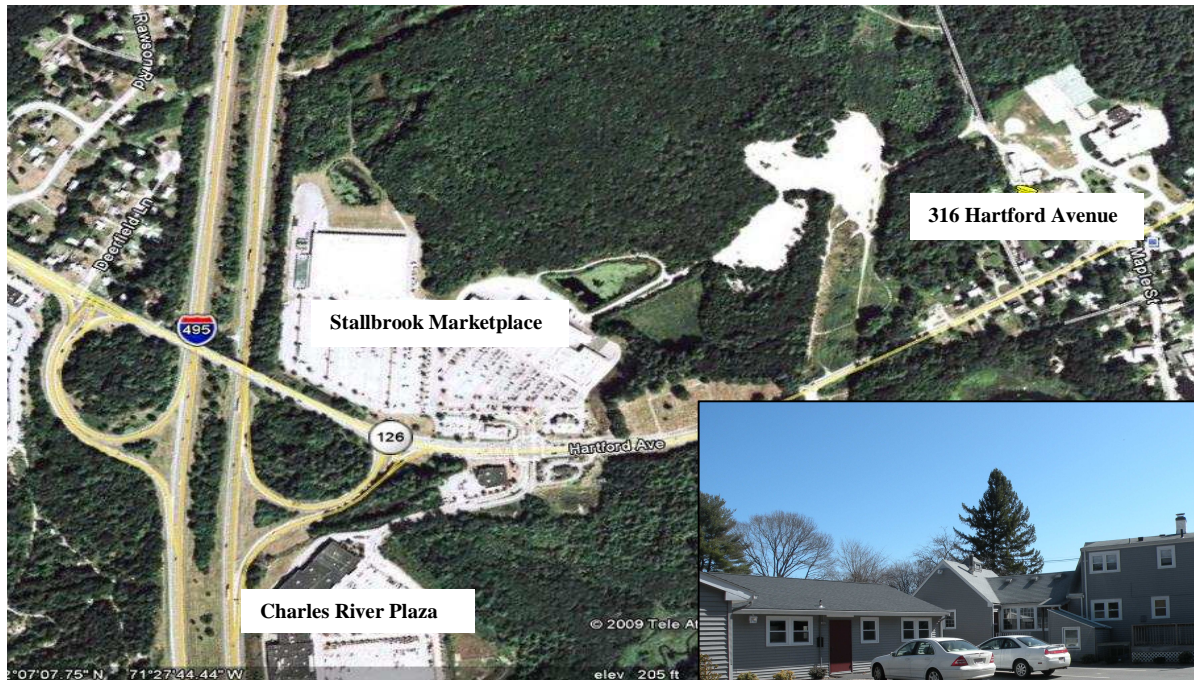


FOR SALE

316 Hartford Avenue Bellingham, MA



DESCRIPTION

The Commercial Division of Re/Max Executive Realty would like to make you aware of a 6,644 square foot office/retail building on 10.69 acres of land for sale on Hartford Avenue (Route 126), Bellingham. This well maintained property has all approved permits in place to construct a 22,400 square foot building.

The property is conveniently located on a very busy Hartford Avenue and is approximately .5 miles from Route 495 at exit #18.

We welcome the opportunity to provide a tour of this space. For further information please call:

Rick Kaplan

Office 508-541-1350

Cell 508-561-0445

rickkaplan@remaxexec.com

SPECIFICATIONS

Land Area: 10.69 Acres (465,479 sf)

Existing Building: 6,644 sq ft
Town water and sewer
Natural Gas
Gross Income: \$78,600

Proposed Building: 22,400 sq ft (all permits!)
Town Water
Private Septic
Natural Gas

Frontage: 75' on Hartford Ave.

Zoning: Industrial

Parking: 101 Spaces

Existing Gross
Income: \$55,000

Sale Price: \$ 650,000

Commercial Division of RE/MAX Executive Realty
445 Franklin Village Drive ♦ Franklin, MA 02038 ♦ Tel. 508.541.1350

Every effort has been made to furnish the most accurate information available on this property. However all statements and conditions herein are subject to errors, omissions or removal from the market without notice.



