

SALE PACKAGE



38 South Main Street
Athol, MA

Contact

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REGION CO LLC

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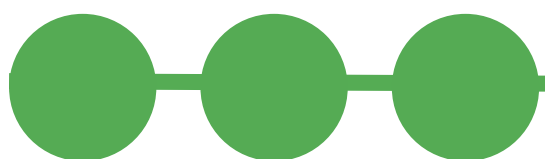
SUMMARY

Region Commercial Real Estate is pleased to present on an exclusive basis this approximately 10,867 square foot industrial property, located in Athol, MA.

The building is well situated along Main Street, near the perimeter of downtown Athol. Parking is situated along the front and side of the building for customer and employee parking. The building features varied ceiling heights between the warehouse and retail areas, with multiple overhead doors for deliveries.

The building is being sold with a tenant in place and makes for an attractive investment opportunity for local and regional investors interested in owning well positioned industrial assets, primed for servicing the local area.

Worcester, Boston, Hartford, and Nashua are all well within a 2-hour drive from the property.





Total Acreage	1.00
Building Size (SF)	10,867
Year Built	1947
Stories	1
Foundation	Concrete
Heat Source	Oil
AC	Partial/Modular
Sprinklers	No
Roof	Metal
Parking	Front/Side of Property
Ceiling Height	9.5'-18'
Overhead Door	Three (3) 14x14; 11x12; 9x8

Water	Municipal
Sewer	Municipal
Gas	No
Electricity	National Grid
Zoning	Neighborhood Commercial
Frontage	285'

PLEASE NOTE:
Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.

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LOCATION



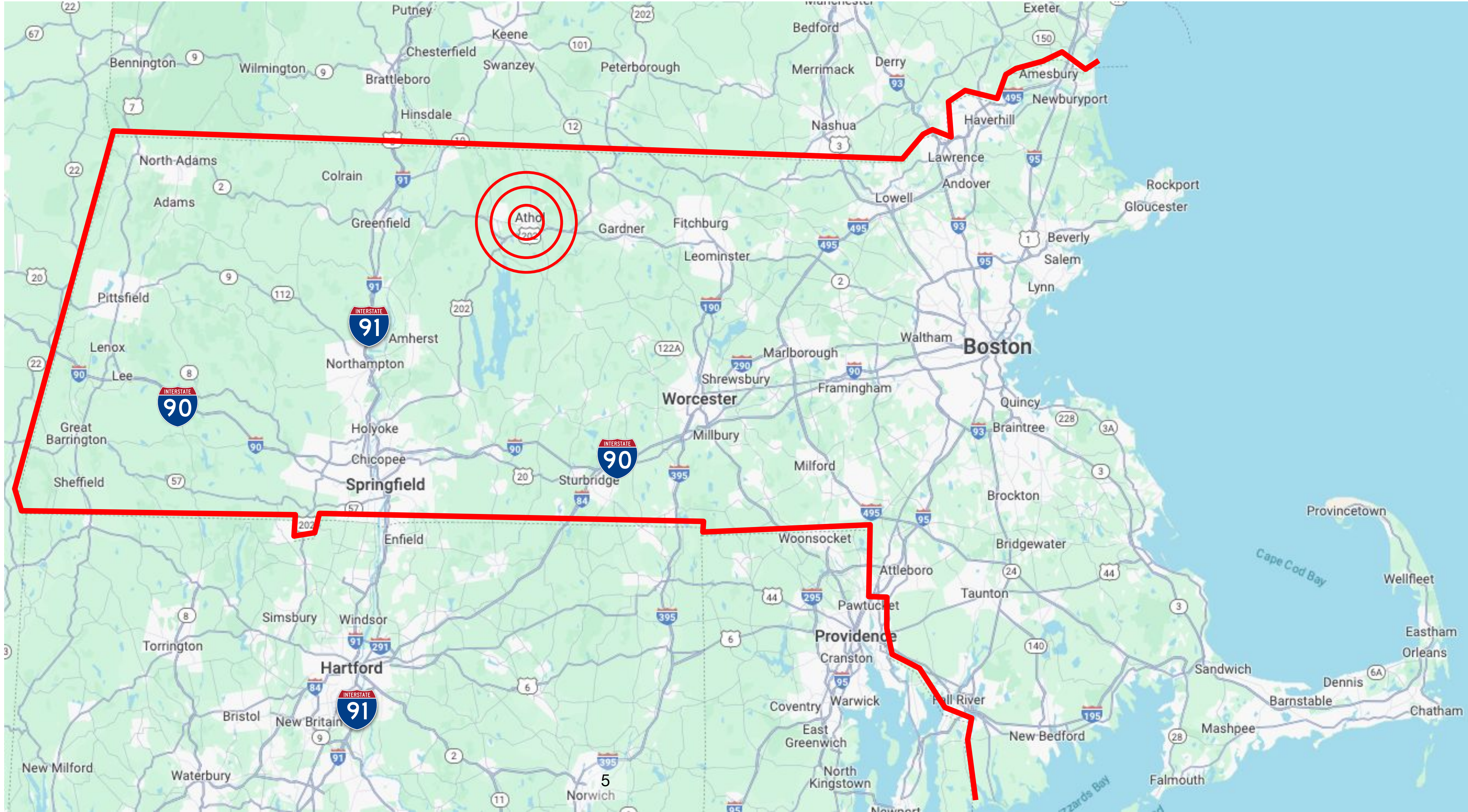
WORCESTER
53 Minutes



HARTFORD
1 Hour 25



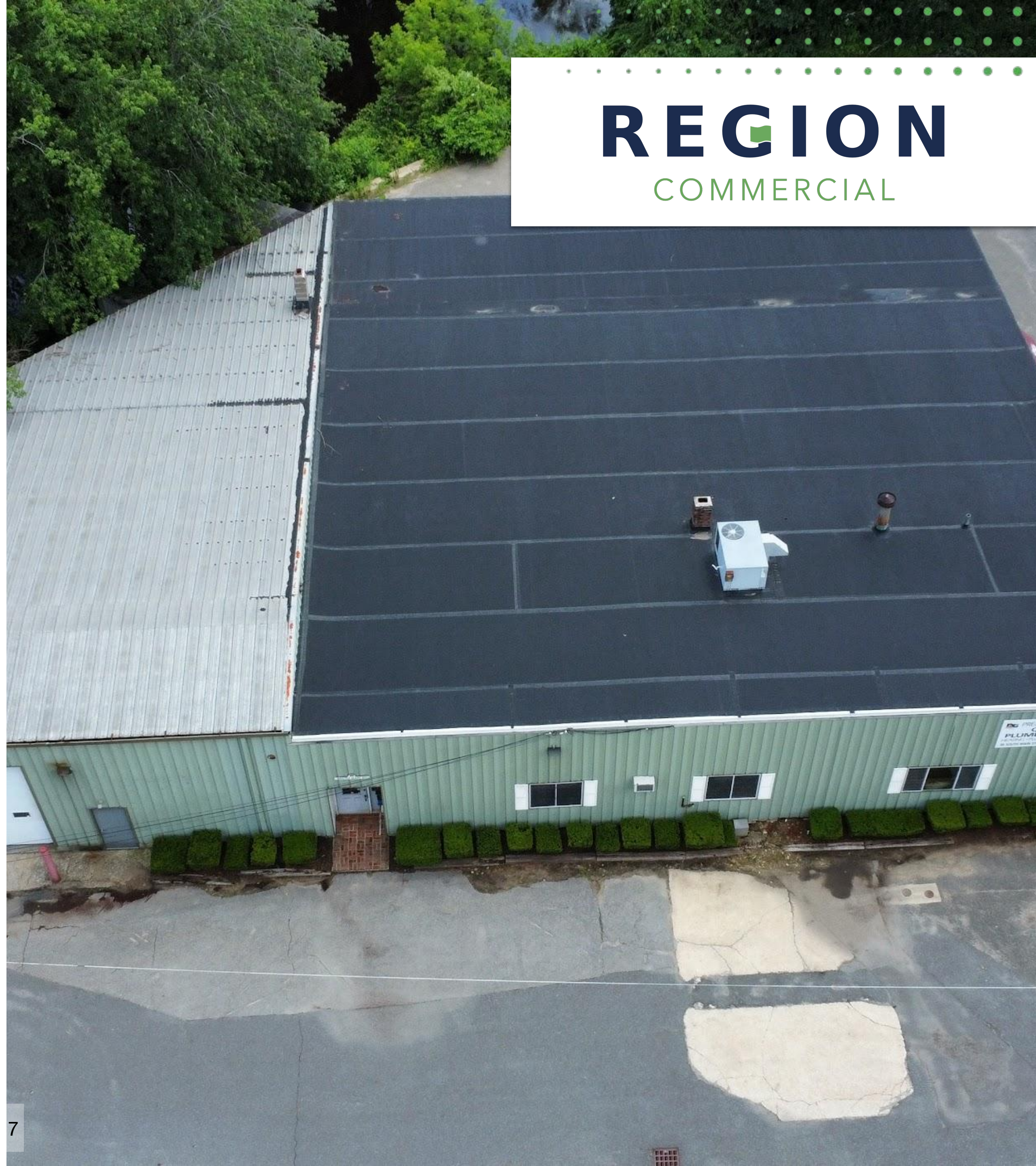
BOSTON
1 Hour 20







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