

371 LUNENBURG STREET

FITCHBURG, MA



INVESTMENT PROPERTY

WITH TEN YEAR LEASE

CONTACT:

ALAN RINGUETTE
DAVID SKINNER

978.265.8112
617.999.0057

ALAN@STUBBLEBINECOMPANY.COM
DSKINNER@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

BUILDING SIZE:	1,706 SF
LAND AREA:	.70 Acres
YEAR BUILT:	2007
REMODELED:	2017
UTILITIES:	City Water and Sewer
TENANT:	Local Roots Cannabis
TERMS:	10 Year Lease at \$60,000/NNN with 2% Annual Increases
PRICE:	\$895,000

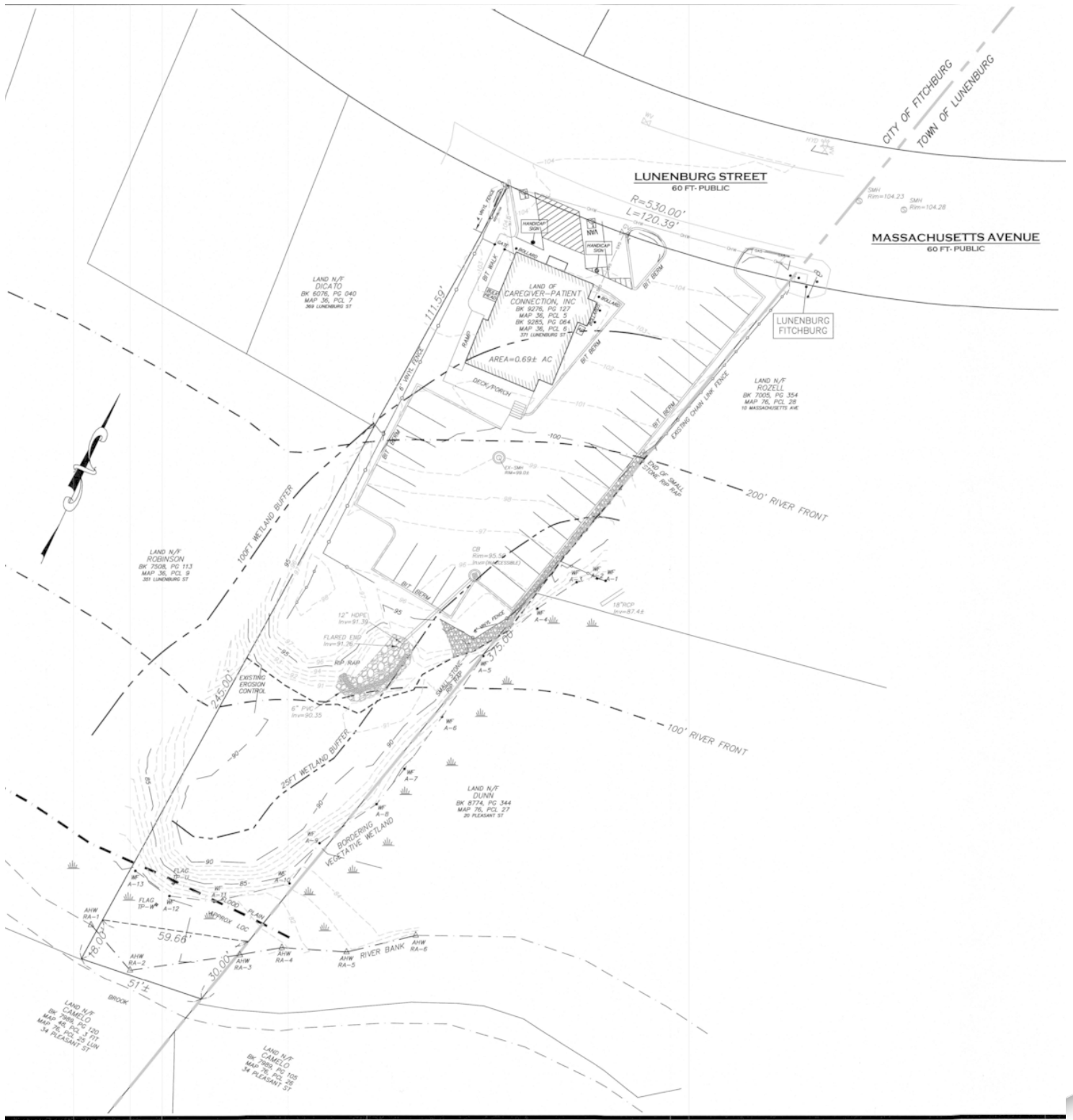
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	50,488	82,886	151,243
TOTAL HOUSEHOLDS	19,458	32,308	56,217
AVERAGE HH INCOME	\$60,409	\$66,306	\$77,529

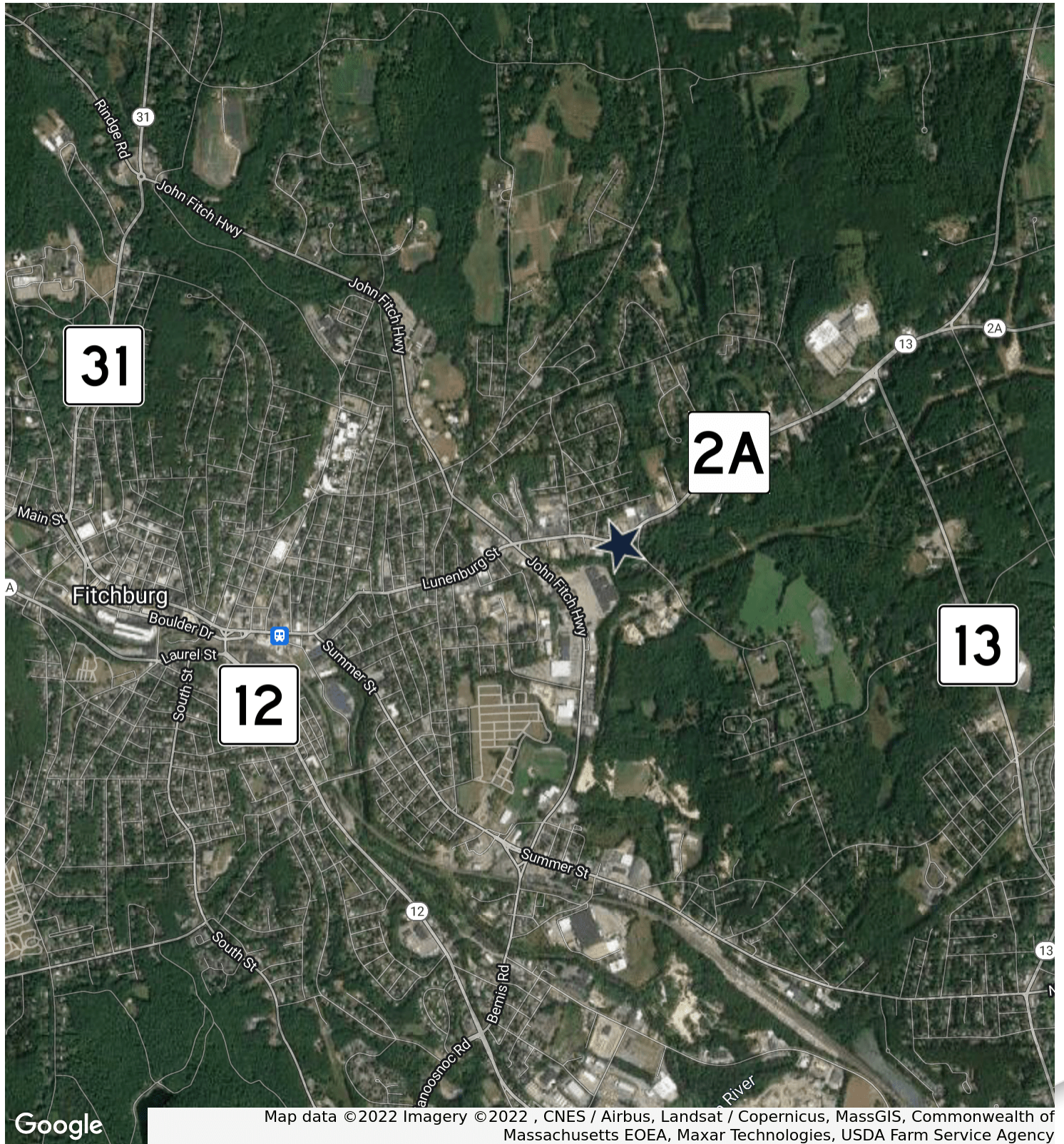
ADDITIONAL PHOTOS



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LOCATION MAP



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