

# 204 AYER ROAD

HARVARD, MA



## FOR SALE

10,000 SF

LOCATED IMMEDIATELY OFF  
ROUTE 2

BUILDING COMPLETELY  
RENOVATED IN 2021-2022

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EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY SPECIFICATIONS

BUILDING SIZE	10,080 SF (First Floor) 2,520 SF (Basement)
LOT SIZE:	1.67 Acres
ZONING:	Commercial (C)
CONSTRUCTION:	Block
HEIGHT:	10' Clear (up to 14' possible)
ROOF:	Rubber 2021
HEAT:	High Efficiency Electric (Gas available on street)
AC:	Entire Building is Air Conditioned
YEAR BUILT:	1950, Fully Renovated 2021-2022
RENOVATIONS:	Roof, Septic, Well, Bathrooms, Wiring, Lighting
LOADING:	Drive-in doors can be added
OTHER:	Liquor license
PRICE:	\$1,295,000

