



204 AYER ROAD

HARVARD, MA

FOR SALE | 10,000 SF

ALAN RINGUETTE 978.265.8112 alan@stubblebinecompany.com



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

CONCEPT IMAGES



CONCEPT IMAGES



PROPERTY SUMMARY



OFFERING SUMMARY

Building SIZE:	10,000 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
Sale Price:	\$1,125,000