



204 AYER ROAD

HARVARD, MA

FOR SALE | 10,000 SF

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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: | \$1,295,000 |