



PRICE REDUCTION \$3,975,000

199 MASSACHUSETTS AVE
LUNENBURG, MA

FOR SALE | 17,000 +/- SF OF BUILDING ON 17+/- ACRES

- Former GM dealership
- 700 feet of frontage on Route 2A
- All utilities including sewer



**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Former GM dealership
- 700 feet of frontage on Route 2A
- Oil/water separator
- Property currently holds Class 2 used car license
- Warehouse/garage with dual showrooms and 7 private offices
- Rear of site has been cleared

PROPERTY SPECIFICATIONS

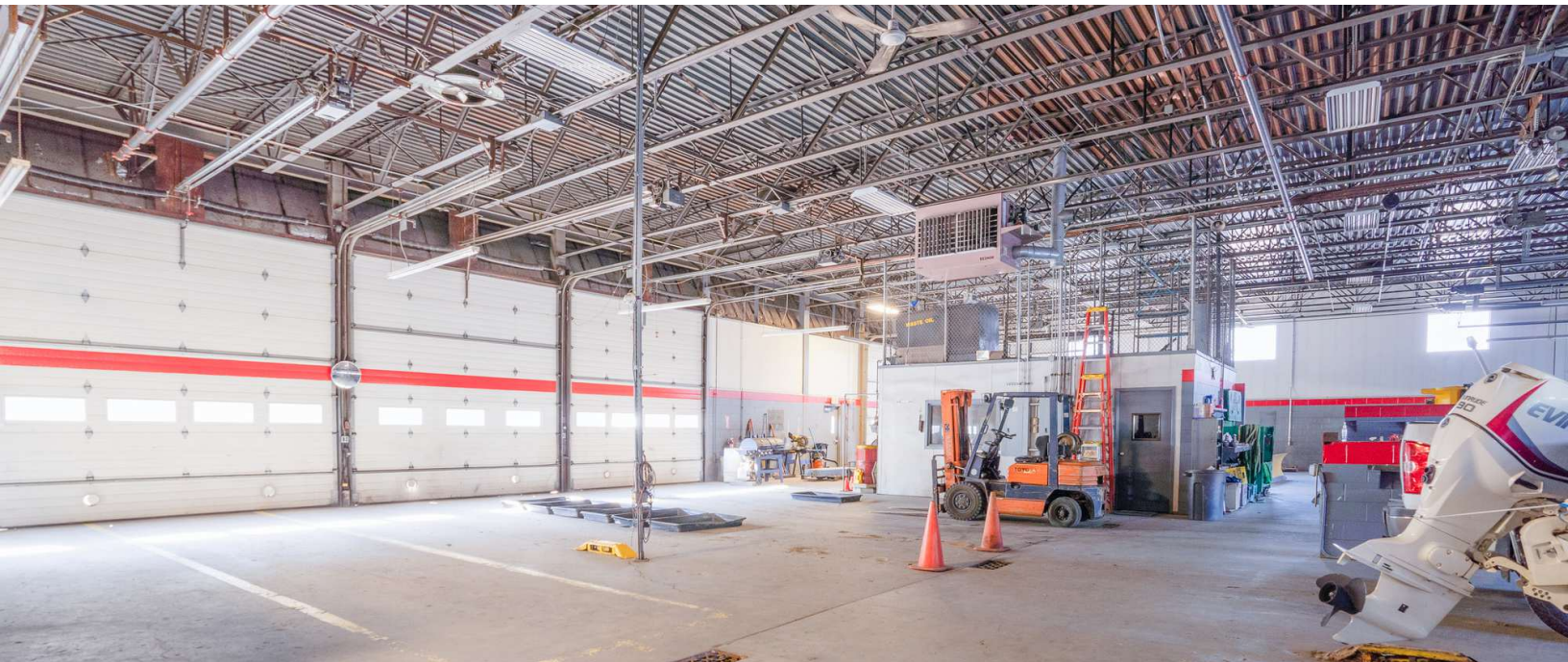
	17,000+/- SF comprised of:
Building Size:	-15,700 SF main building -1,300 SF out building
Lot Size:	16.93 AC
Zoning:	Commercial
Year Built:	1938, multiple renovations since
Loading:	Fifteen (15) grade-level doors (14'x14')
Clear Height:	16'~ (garage)
Sewer:	Town
Sprinklers:	100% Sprinklered: Wet and Dry
Roof:	- Rubber membrane - Shingles (replaced 2021)
Heat:	Gas and waste oil
R.E. Taxes:	\$18,000
Price:	\$3,975,000

EXTERIOR

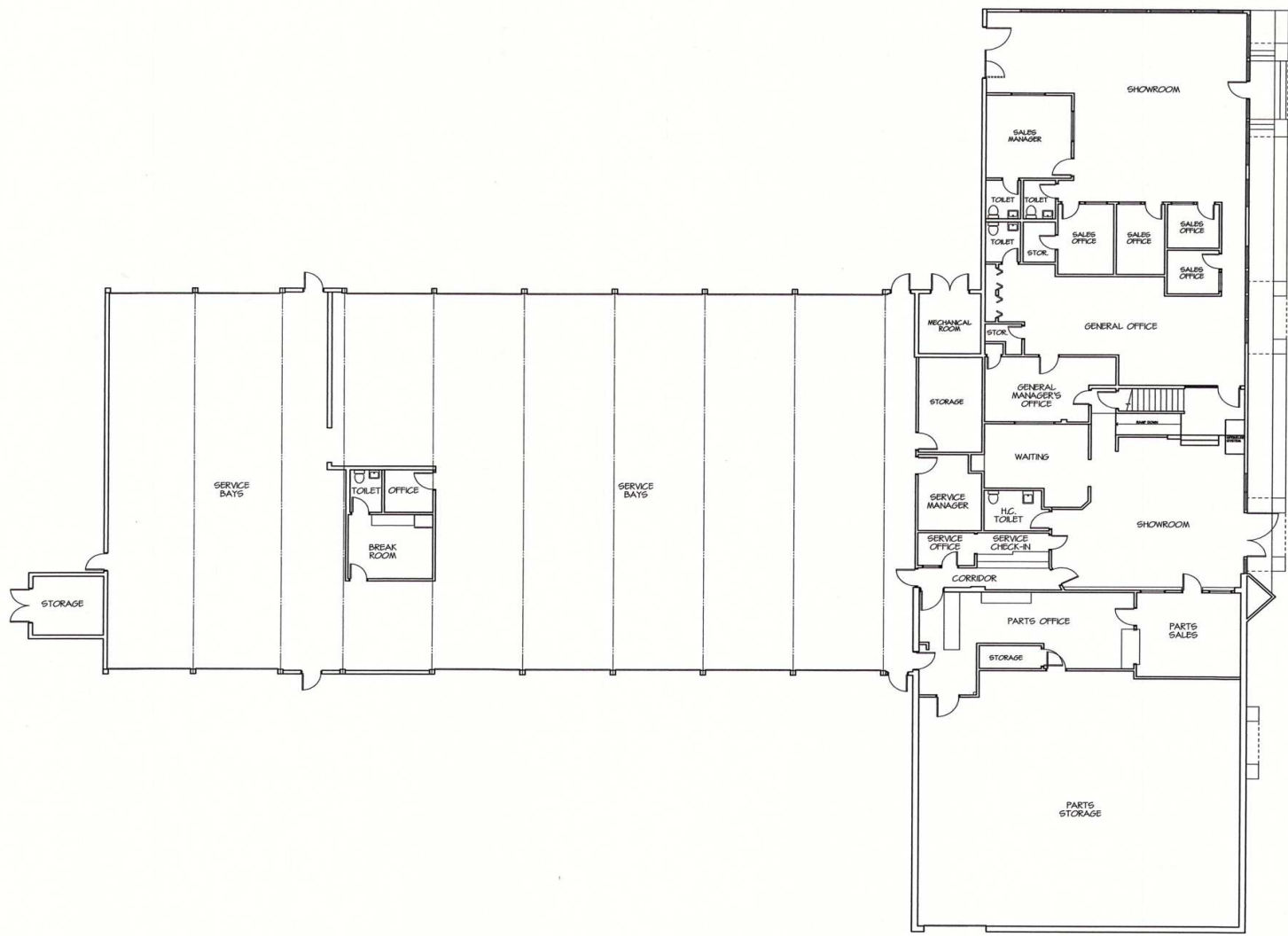




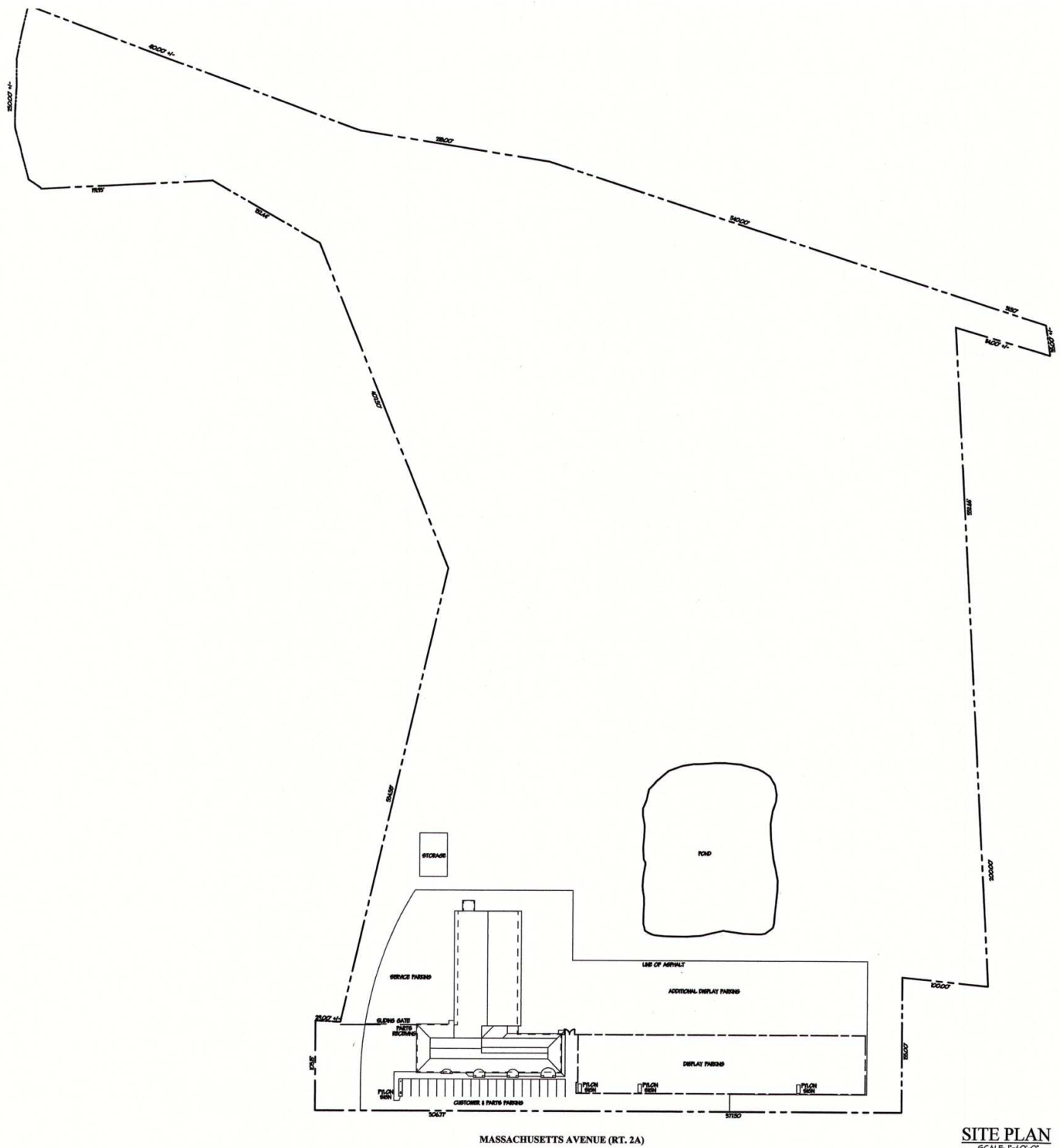
INTERIOR



FLOOR PLAN

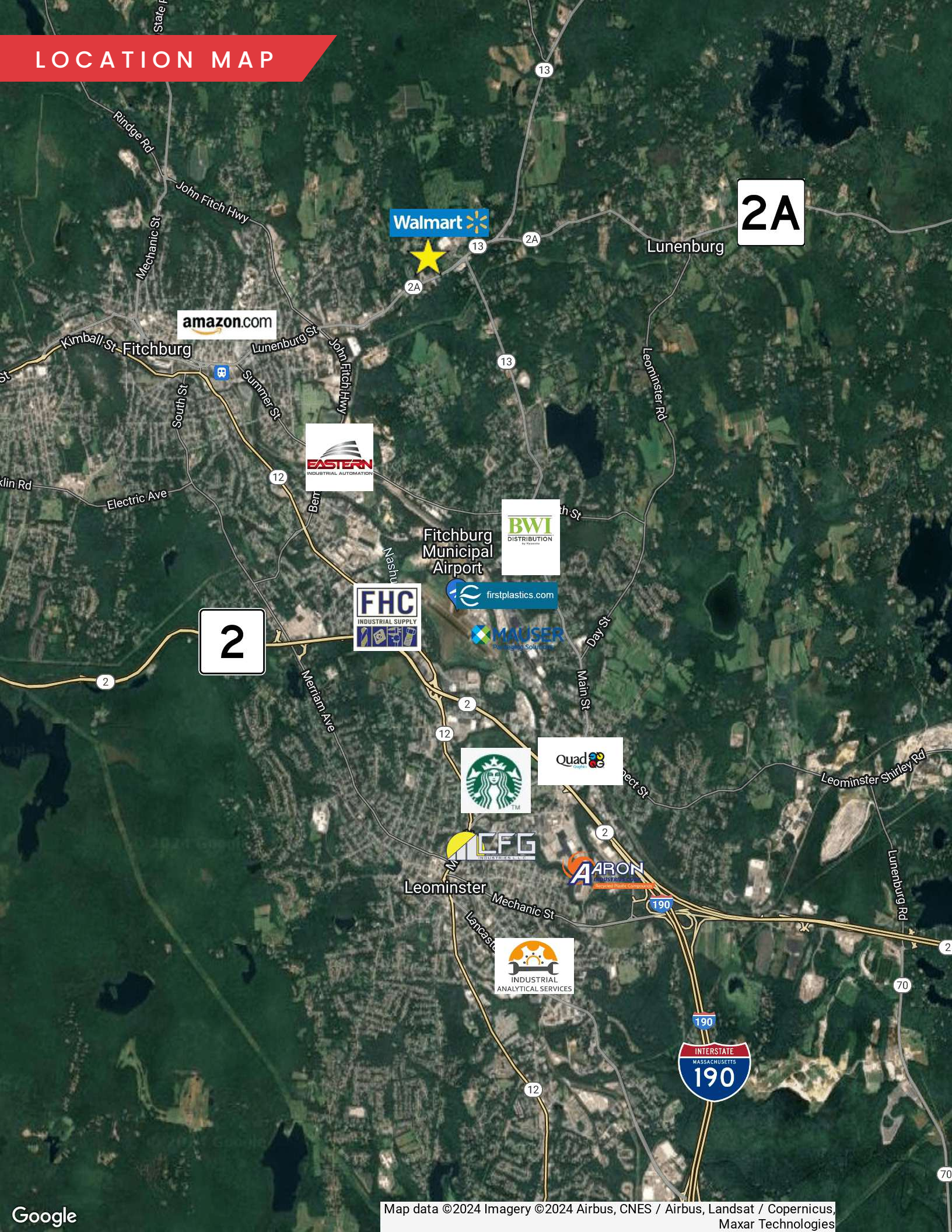


SITE PLAN



SITE PLAN
SCALE: 1"=60'-0"

LOCATION MAP



199 MASSACHUSETTS AVE

LUNENBURG, MA

FOR SALE | 17,000 ~ SF OF BUILDING ON 17~ ACRES

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL