



# 199 MASSACHUSETTS AVE

## LUNENBURG, MA

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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 in garage
- Property currently holds Class 2 used car license
- Warehouse/garage with duel showrooms and 7 private offices

### 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
Sale Price:	\$3,975,000



# EXTERIOR



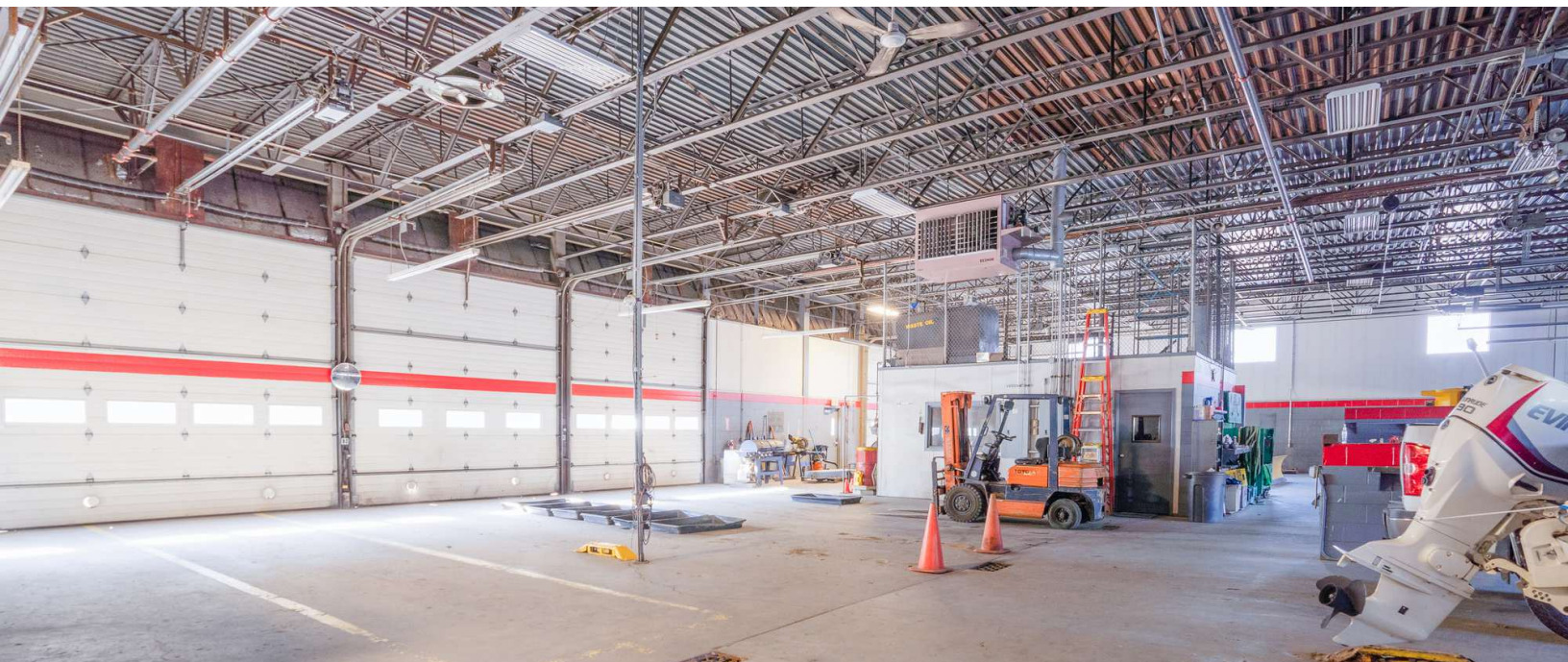
\*Existing Conditions Rear of the Site



Add text here...

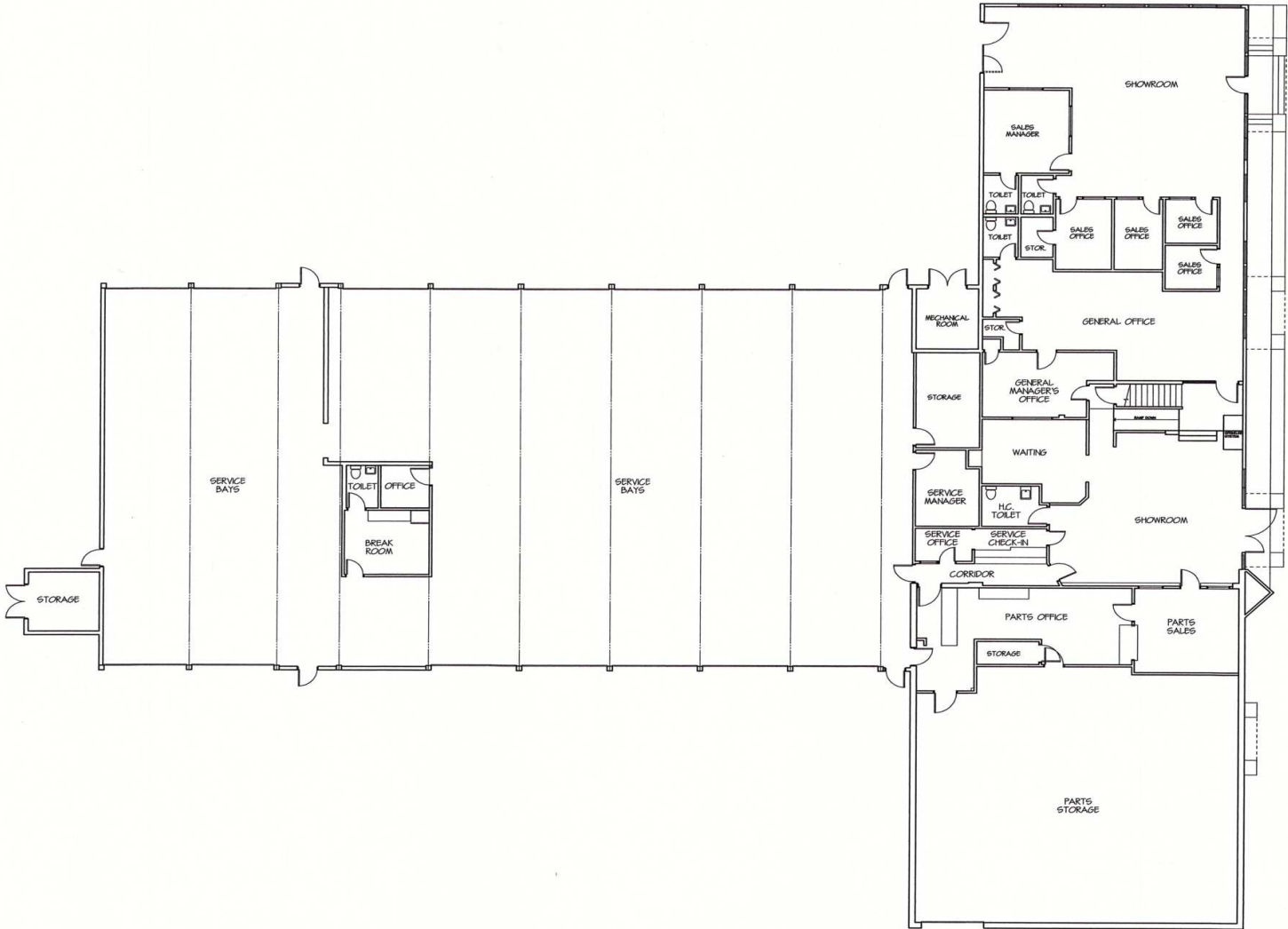


# INTERIOR

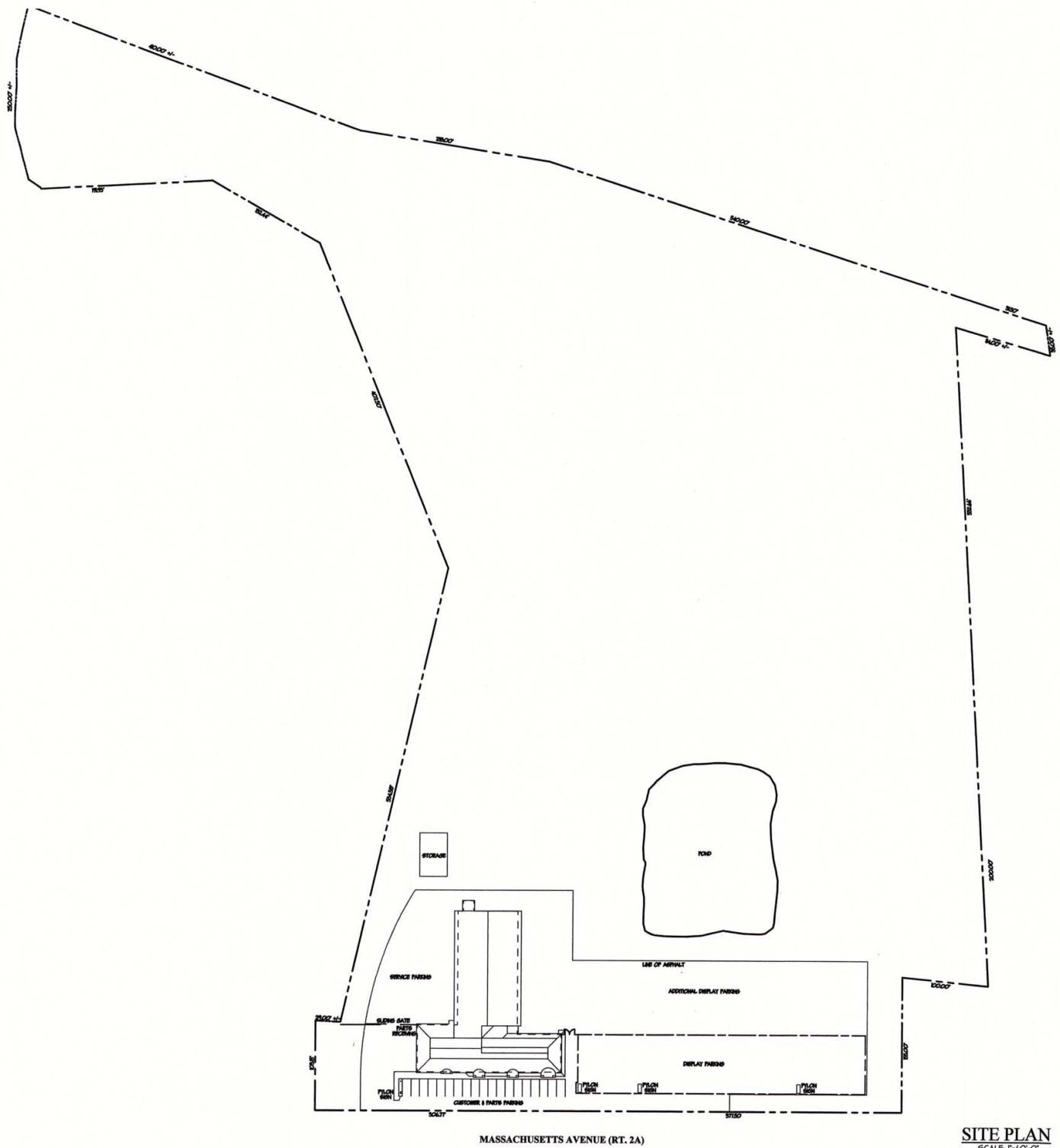




FLOOR PLAN



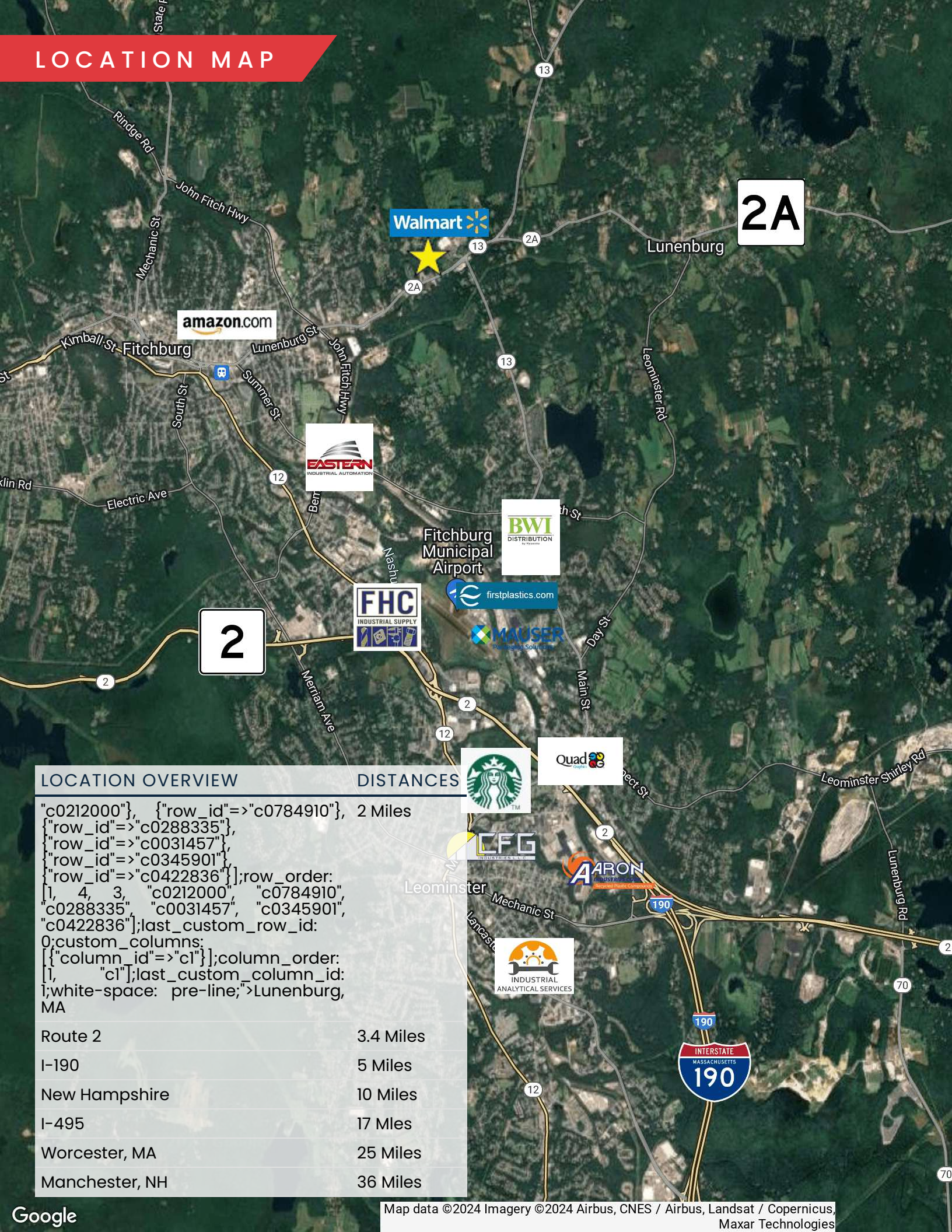
# SITE PLAN



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



LOCATION MAP



LOCATION OVERVIEW

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MA

Route 2	3.4 Miles
I-190	5 Miles
New Hampshire	10 Miles
I-495	17 Mles
Worcester, MA	25 Miles
Manchester, NH	36 Miles

DISTANCES



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