

REAL ESTATE FOR SALE



**Free Standing Building in Great Location
40 Exchange Street, Millis, MA 02054**

Former liquor store space available for many retail/office uses.
Restaurant, Retail, Office, Market, Hair Salon, Jeweler, Laundromat, etc.
Fantastic location for your business!

Outside of building is totally done over with new roof,
siding, fence, and skylights.
The town will approve for 30 seat restaurant with outside seating.

Real Estate: Building approximately 1,104 s.f. plus basement

Lot Size: 1,748 s.f.

Parking: Plenty in front and on street

Heating and Cooling: 2 split heat pumps

Taxes 2016: \$5,558.00

Land value: \$115,000 - Building value: \$203,700 = \$318,700

ASKING PRICE: \$225,000

Please Call for Appointment

For more information about this opportunity please call:

**Listing Broker: FARA KHEDMATY
781-444-6110 – fara@metrobb.com**

Disclaimer: The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees/Buyers are advised to verify information. MBCRE represents the Lessor/Seller. MBCRE does not co-broke with Principals nor recognize representation after the first showing