



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

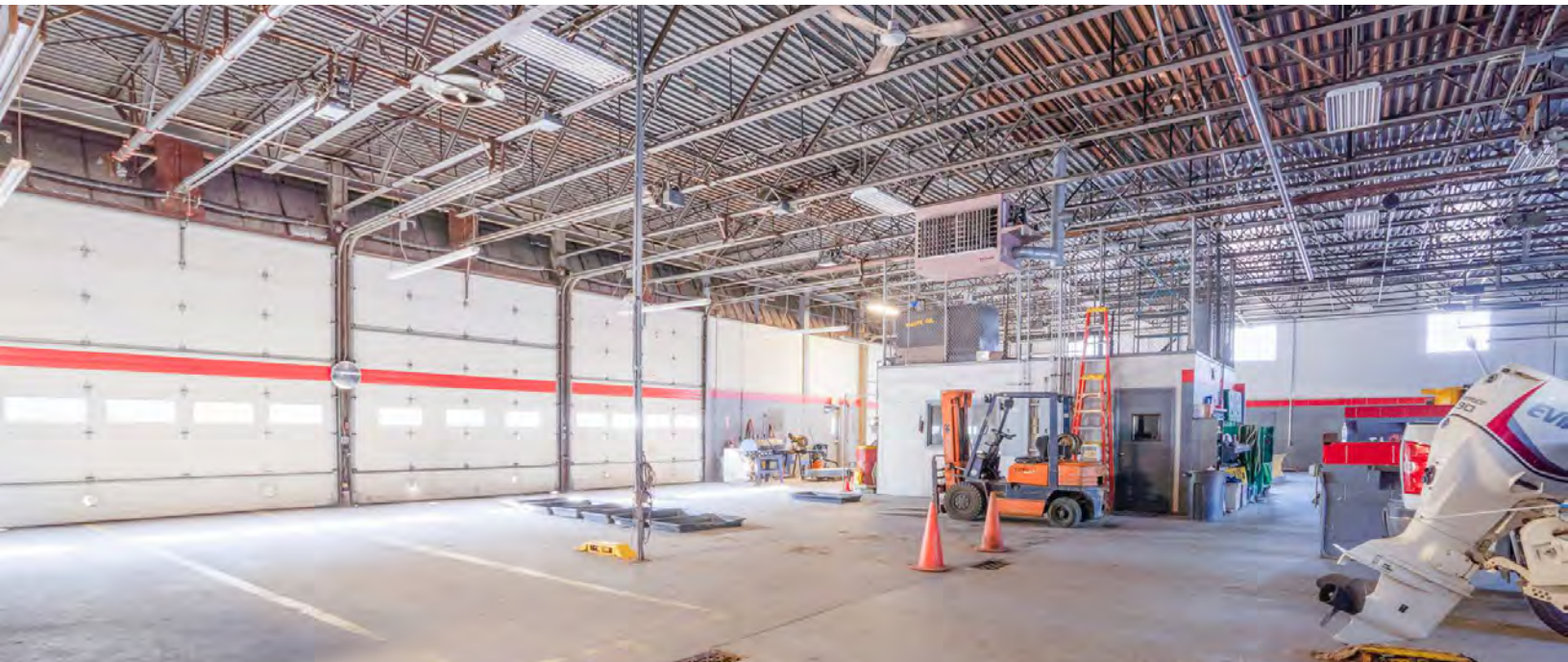
PROPERTY SPECIFICATIONS

	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:	\$16,662 (FY 2023)
Sale Price:	\$4,450,000

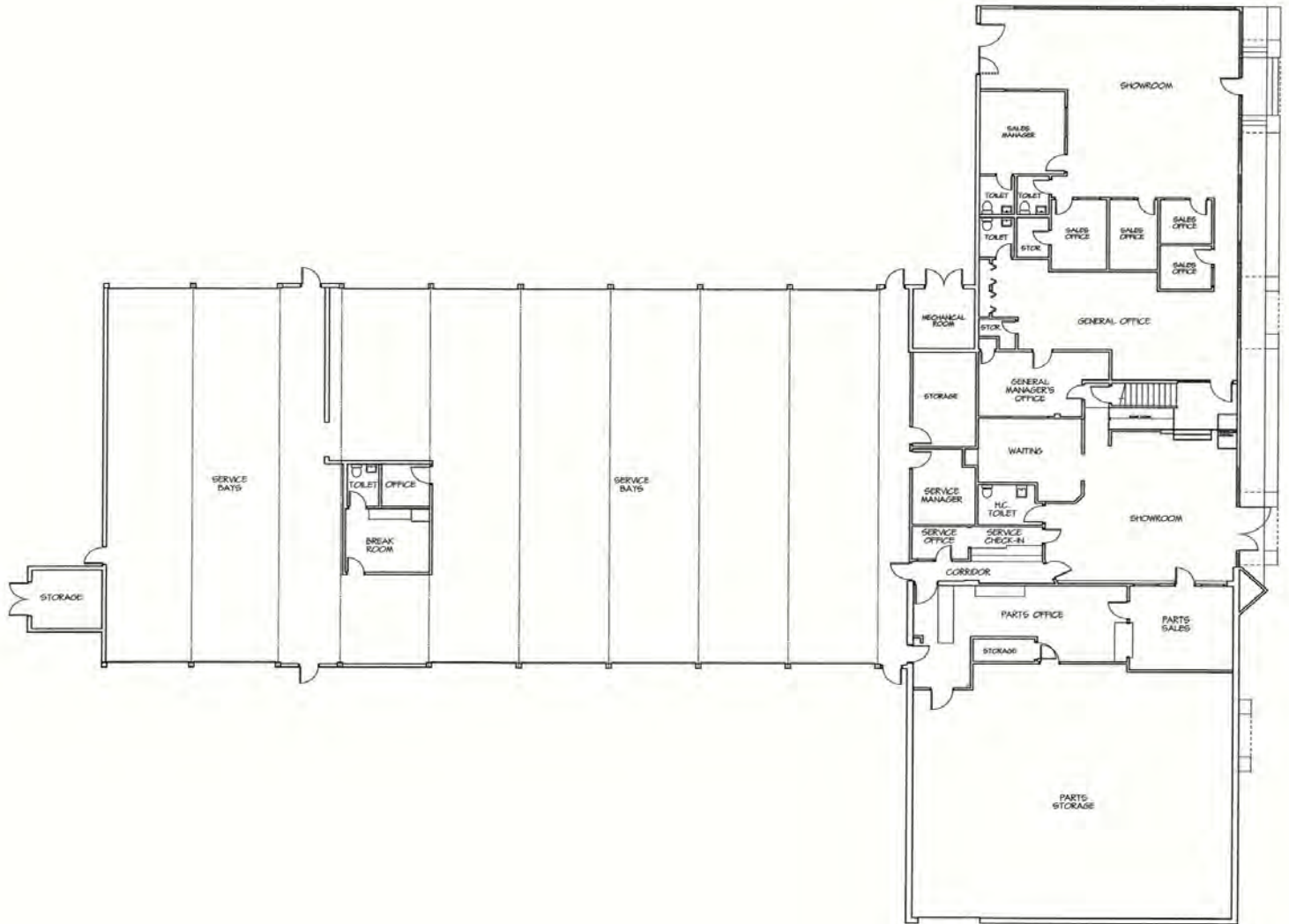
EXTERIOR



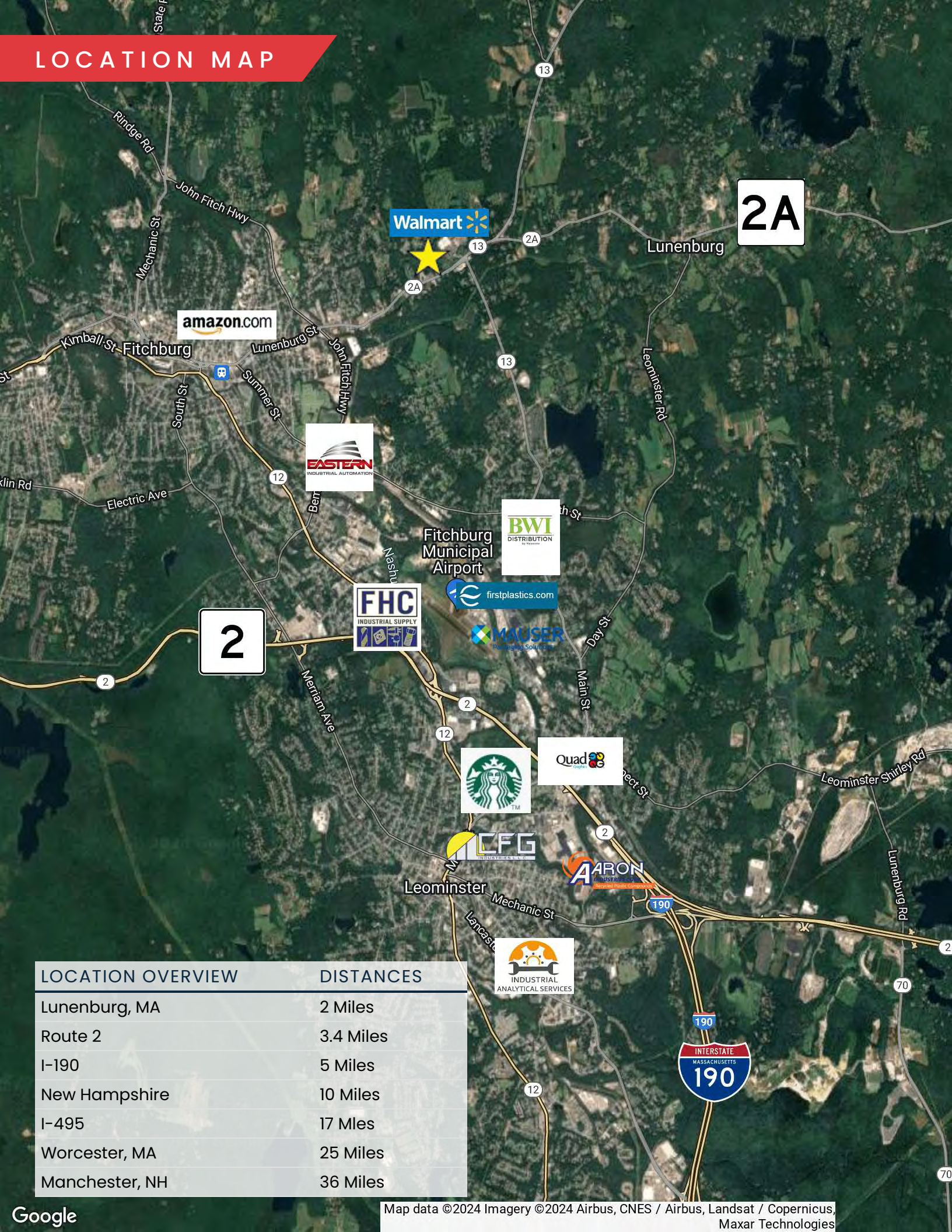
INTERIOR



FLOOR PLAN



LOCATION MAP



LOCATION OVERVIEW

DISTANCES

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

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