



FOR SALE : 6 MERCHANTS ROAD, UNIT B-7, SANDWICH



577 sq. ft. Commercial Condominium

Located in Merchants Square

Located in BL-1 Zoning. Allowed uses include:

- ◇ Childcare Facility
- ◇ Retail
- ◇ Professional & Medical Offices
- ◇ Fitness Facility
- ◇ Artist's Studios

Features:

- ◇ Brick walkways in front
- ◇ Windows front and back
- ◇ Glass panel door in front
- ◇ Vaulted ceilings with overhead lighting
- ◇ Shared use of bathroom

Easy access to highway, Exit 2. A short drive to the Sagamore Bridge. Other businesses in Merchants Square include Merchants Square Liquors, Café Chew, Citizen's Bank, Post Office, several hair salons, nail salon, dentist, numerous gift shops and offices .

Close to the Cape Cod Canal and Fisherman's View. Condo fees- \$144.37 per month.

ASKING \$130,000

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

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Bright and light space with vaulted ceilings, overhead lighting and fan. New wood-like Flooring throughout. Includes use of one bathroom.

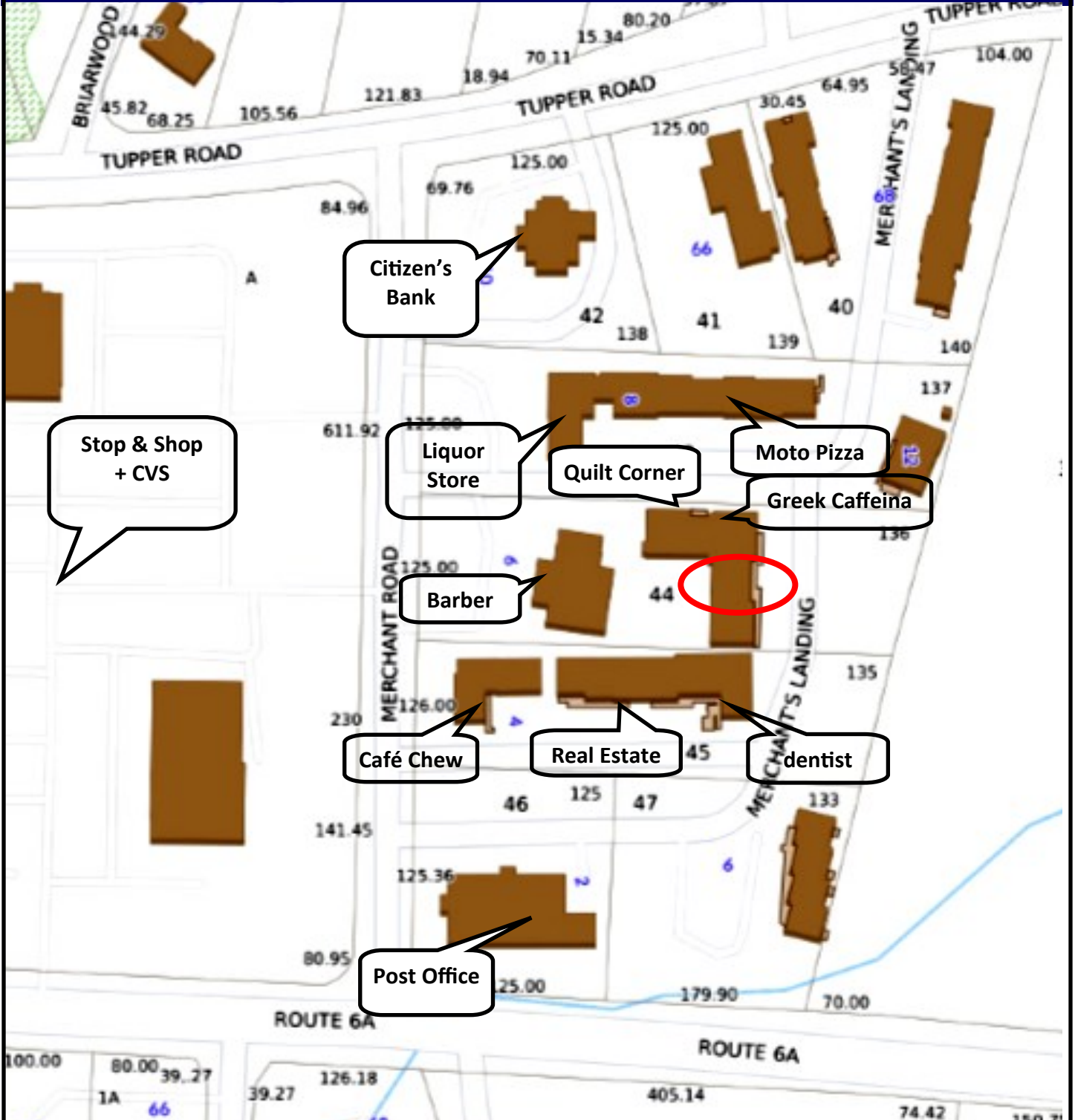


Space is leased to a florist until the end of April 2023.



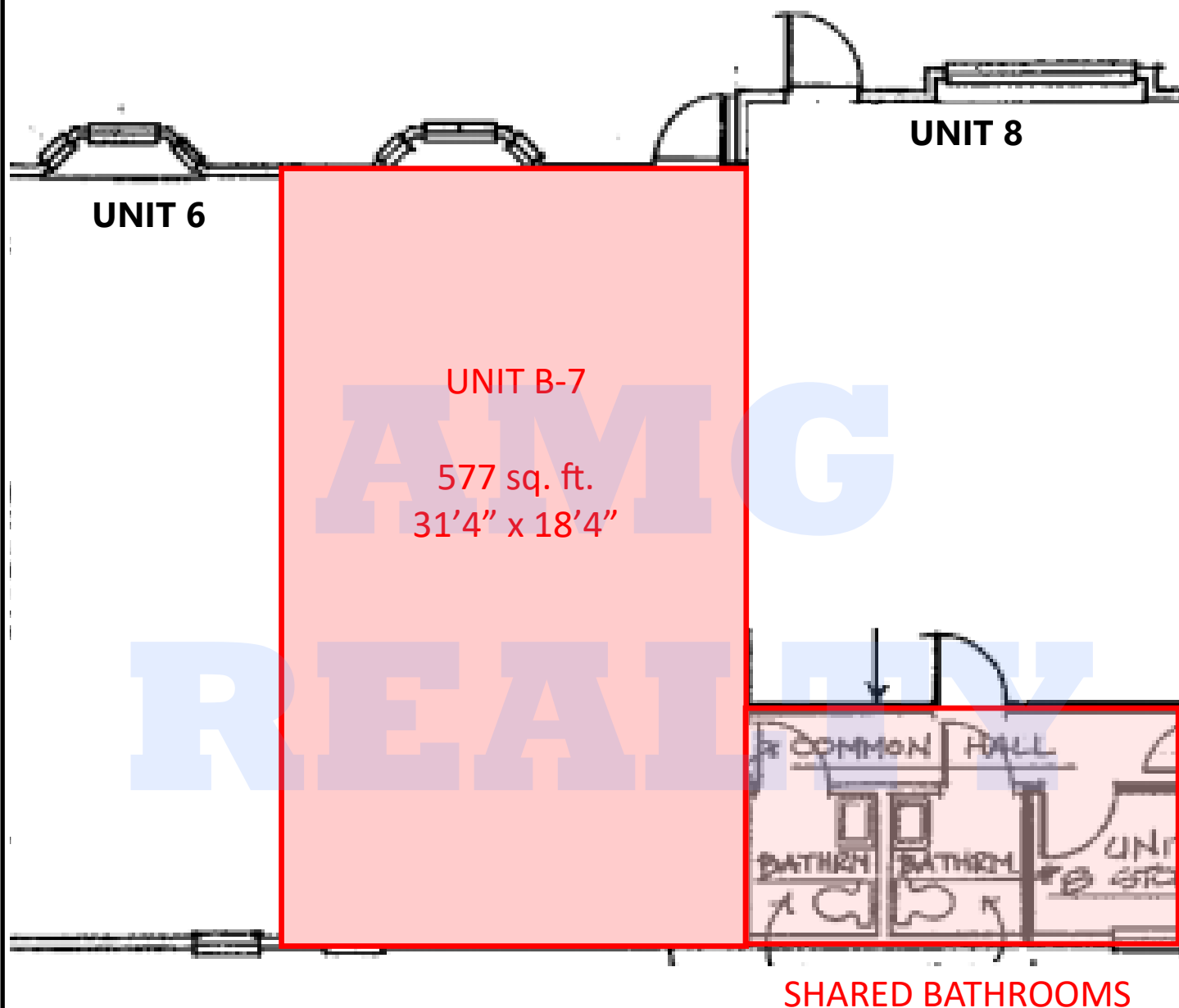
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Measurements are approximate. Not to scale.



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