



FOR SALE : 6 MERCHANTS ROAD, UNIT B-8, SANDWICH



480 +/- 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
- ◇ Glass panel door in front
- ◇ Vaulted ceilings with overhead lighting
- ◇ Shared use of bathroom
- ◇ Bamboo Flooring
- ◇ 3 Bay Sink

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 \$125,000

Exclusively Listed by Ali Maloney- AMG Realty

Bus: 508.362.3323

Cell: 774.836.0347

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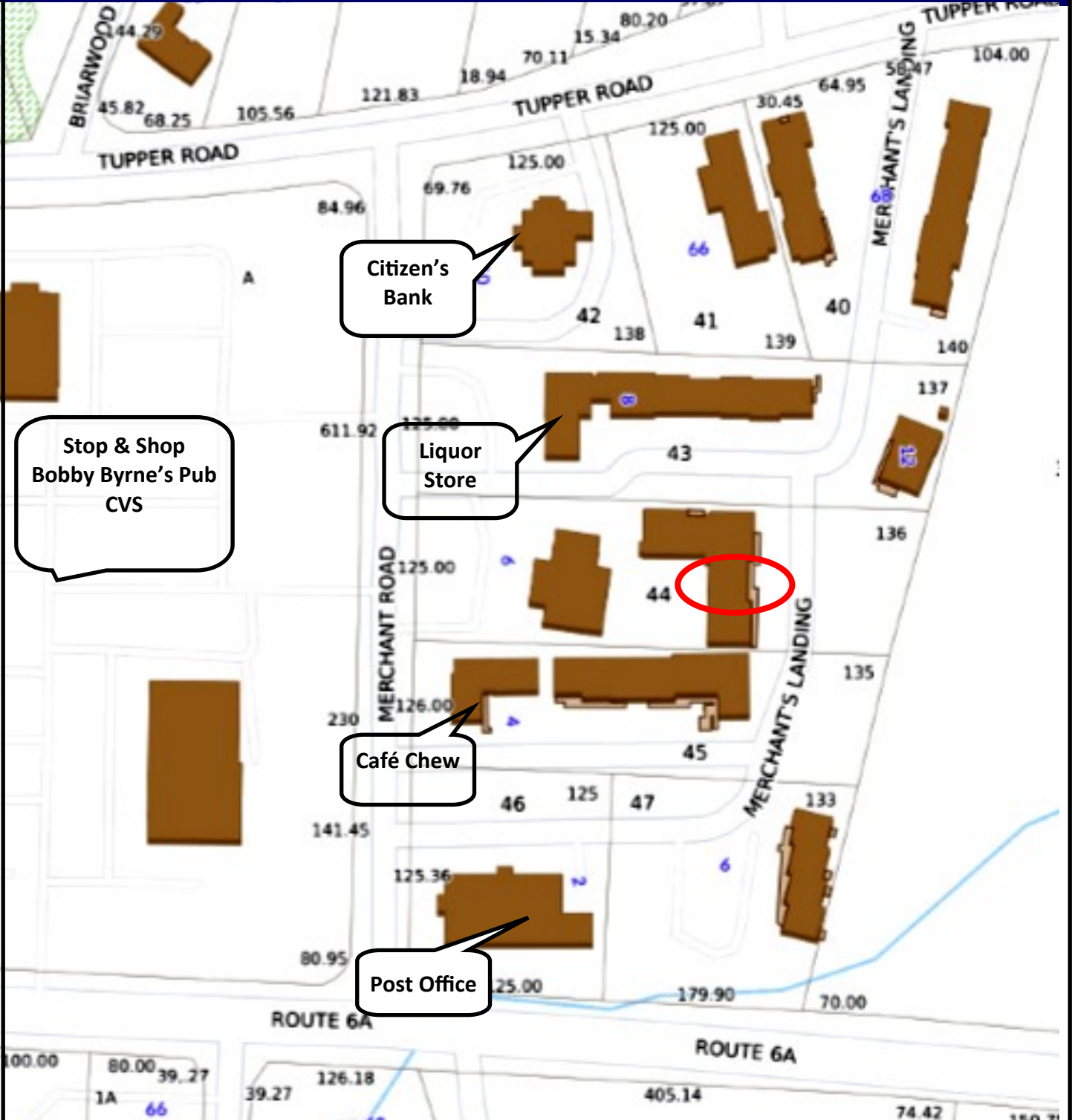


Bright open front room. Back room with 3 bay sink. Bamboo flooring throughout.



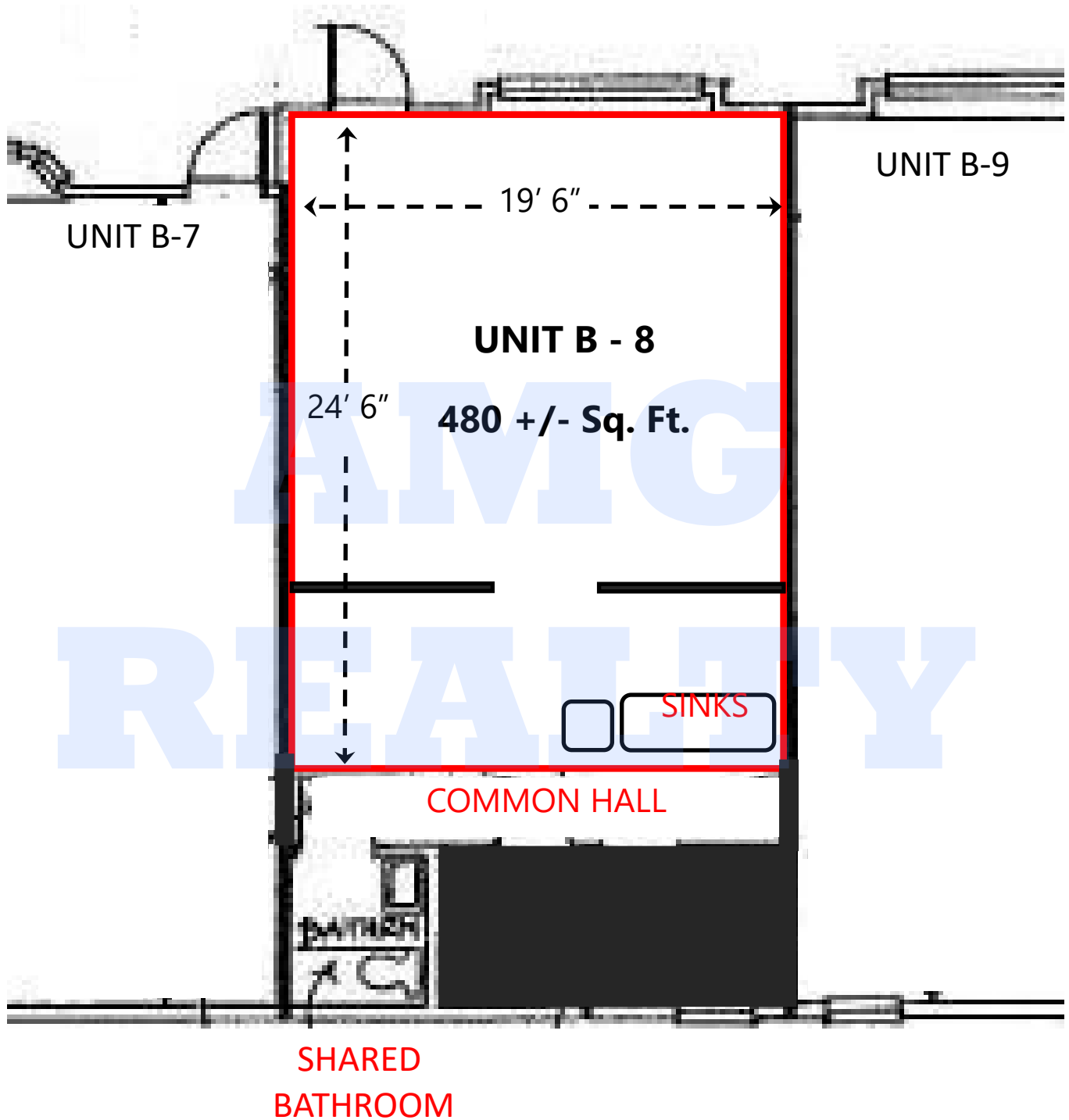
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Measurements are approximate. Not to scale.



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