



For Lease - 320 Underpass Road, Brewster

The Real Estate:

- ◇ Main Building: 1,708 sq. ft. includes showroom, industrial space, office, 2 bath (1 full/ 1 half), kitchenette, bay doors & 420 sq. ft. covered patio.
- ◇ Free-Standing Warehouse: 720 sq. ft. (30' x 24')

Features:

- ◇ Ample room in front for deliveries.
- ◇ 0.58 acre level lot
- ◇ Tenant's option to keep the propane filling station*
- ◇ Many recent improvements

Large, level lot w/ liberal CH-High Density Commercial Zoning allows for many uses and more by special permit. Legal 2-Bedroom Apartment on the second floor over warehouse space to become available to be part of the package within 12 months, for an additional \$1,500 per month. Tenant to be responsible for cost of utilities, snow removal, RE taxes and shall carry insurance. Signage permitted on street.

(*Tenant to pay additional cost of insurance if keeping the propane filling station.)

ASKING \$4,500 per month

Exclusively Listed by Ali Maloney- AMG Realty

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320 UNDERPASS ROAD, BREWSTER



Above- Tenant has the option to continue the propane filling station that has been in place since 2010. Propane and all equipment other than the scale are provided and maintained by a local company. Customers include homeowners, RV's, campers from Nickerson State Forest, nearby business owners and more. Fence and platform belong to property owner.



320 UNDERPASS ROAD, BREWSTER



Left -
Main building has bay doors on two sides, a showroom-retail area in the front, an office, work space, two bathrooms and an exterior covered patio.

Right -

Rear workshop has a bay door on the left side.



Left -
Front showroom has center fireplace and a bay door in the front.



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Left -
Insulated 720 sq. ft.
warehouse
in CH high density
industrial zone.
30' x 24'
footprint.

Right -
Complete with a
10' bay door, two
service doors and
two windows.



Left -
Open layout
including heavy
duty shelving and
fluorescent shop
lighting.



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Left -

The apartment has 2 bedrooms, 1 full bath, large living - dining area and a full kitchen with gas stove, recessed, canned lighting and solid maple cabinets.

Right -

Open layout provides a gas fireplace insert, built in shelves, 2 large closets for storage and a dining area. Flooring is a combination of carpets and ceramic tile.



Left -

Outside the door, there is a deck with view of the water in the winter, and a 2nd means of egress.



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