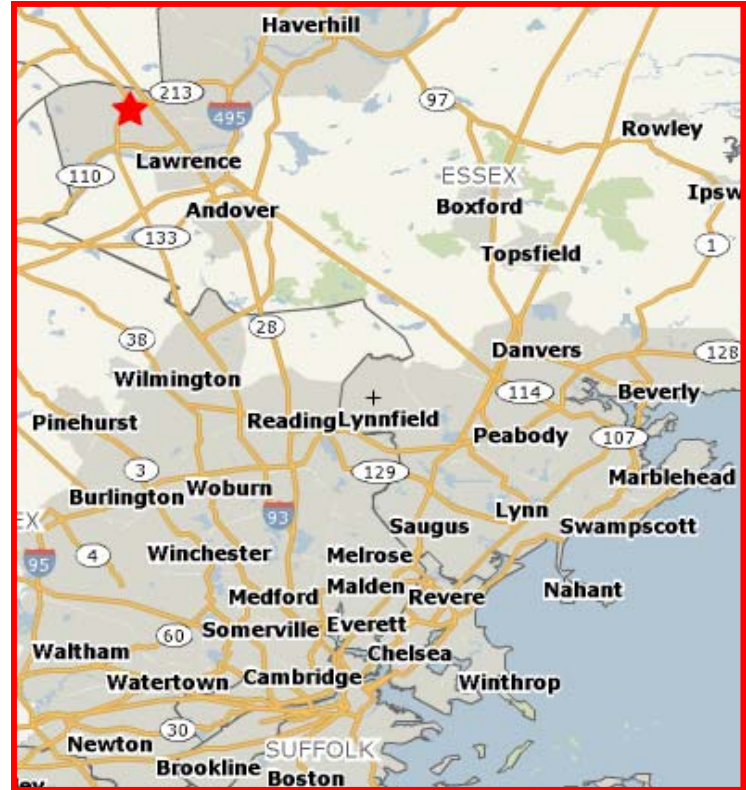




23,000+SF BUILDING - FOR SALE

Methuen, Massachusetts



PRICE: \$1,500,000 (Reduced!!)

PROPERTY OVERVIEW

As exclusive agent, TRB & Associates is pleased to offer for sale the fee simple interest in a well-located, 23,000+SF commercial building located at the rear of 145-151 Pelham Street in Methuen, MA. The building sits adjacent to, behind Ranger Plaza, which consists of Outback Steakhouse, 24-Hour TD Bank ATM, McDonald's, Dunkin Donuts. The subject 23,000+SF commercial building is currently vacant, but its location, visibility and potential, clearly represent a value-oriented opportunity. It is strategically located at a signalized intersection and it is visible from Route 93. In addition, space is available on the highly visible (106') pylon sign!

OFFERING HIGHLIGHTS

High Visibility/ High Traffic:

Rare Opportunity:

23,000SF Commercial Building:

Upside Opportunity:

Prime "high-traffic" location along Rte. 93

Strategic-location

Owner-Occupant/ Development opportunity

Purchase below replacement cost!

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