



## 1123 South Street Fitchburg Ma 01420

1123 South St, Fitchburg, MA 01420



**Scott Simpson**

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# 1123 South Street Fitchburg Ma 01420

\$850,000

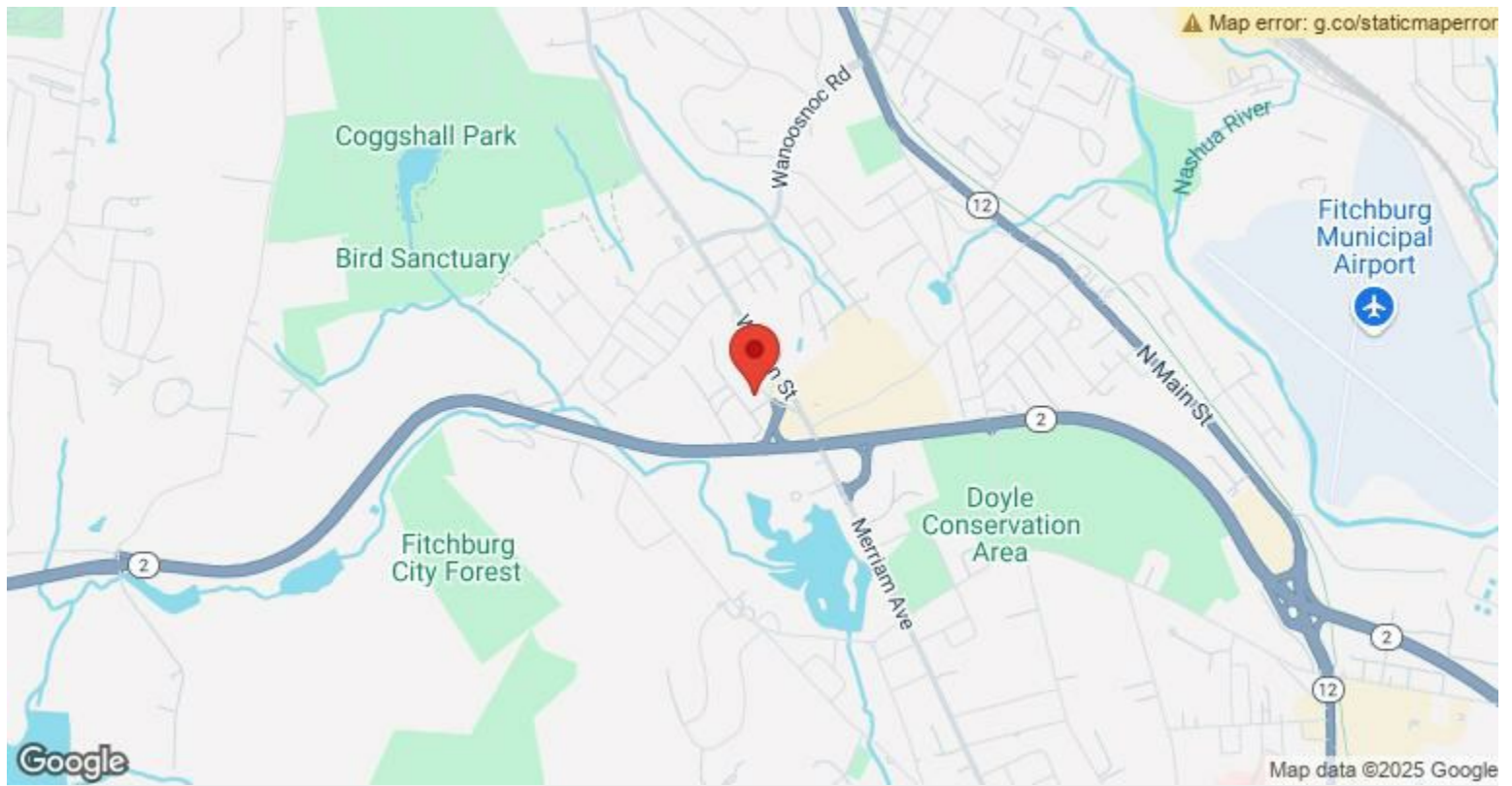
Great investment opportunity a stones throw from Rt 2. This sale includes 3 properties. The 1st parcel is a 1 acre commercial lot with a 4939 sqft building. The building was last used as a Spa/Salon and previously as night clubs and restaurants. The building has 2 levels, the 1st having 2 large open areas that could be combined into one, 3 smaller rooms, one with a sink, 2 restrooms, one with washer/dryer hook ups, and a kitchenette area. The second floor has a large open area, 5 smaller rooms, and a restroom. 2 of the smaller rooms are equipped with sinks and 1 has a dryer connection. There is additional plumbing on both floors that was used for hair washing stations in the salon. The building has a gas boiler, HVAC systems, and a fire alarm system..The second parcel is a 5998 sqft commercial lot and the 3rd is a 25807 sqft residential lot. Stealing 183 sqft from the larger commercial lot potentially could get you 2 residential lots.

This listing includes 3 parcels of land including 1123 South...



Price:	\$850,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.05 AC
Gross Building Area:	4,939 SF
No. Stories:	2
Year Built:	1935
Tenancy:	Single
Zoning Description:	C and RA
APN / Parcel ID:	FITC-000200-000020
Walk Score ®:	61 (Somewhat Walkable)
Transit Score ®:	32 (Some Transit)





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## Property Photos



1123 South Street Fitchburg Massachusetts Job 33052 0005 MLS



1123 South Street Fitchburg Massachusetts Job 33052 0007 MLS



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1123 South Street Fitchburg Massachusetts Job 33052 0024 MLS



1123 South Street Fitchburg Massachusetts Job 33052 0031 MLS



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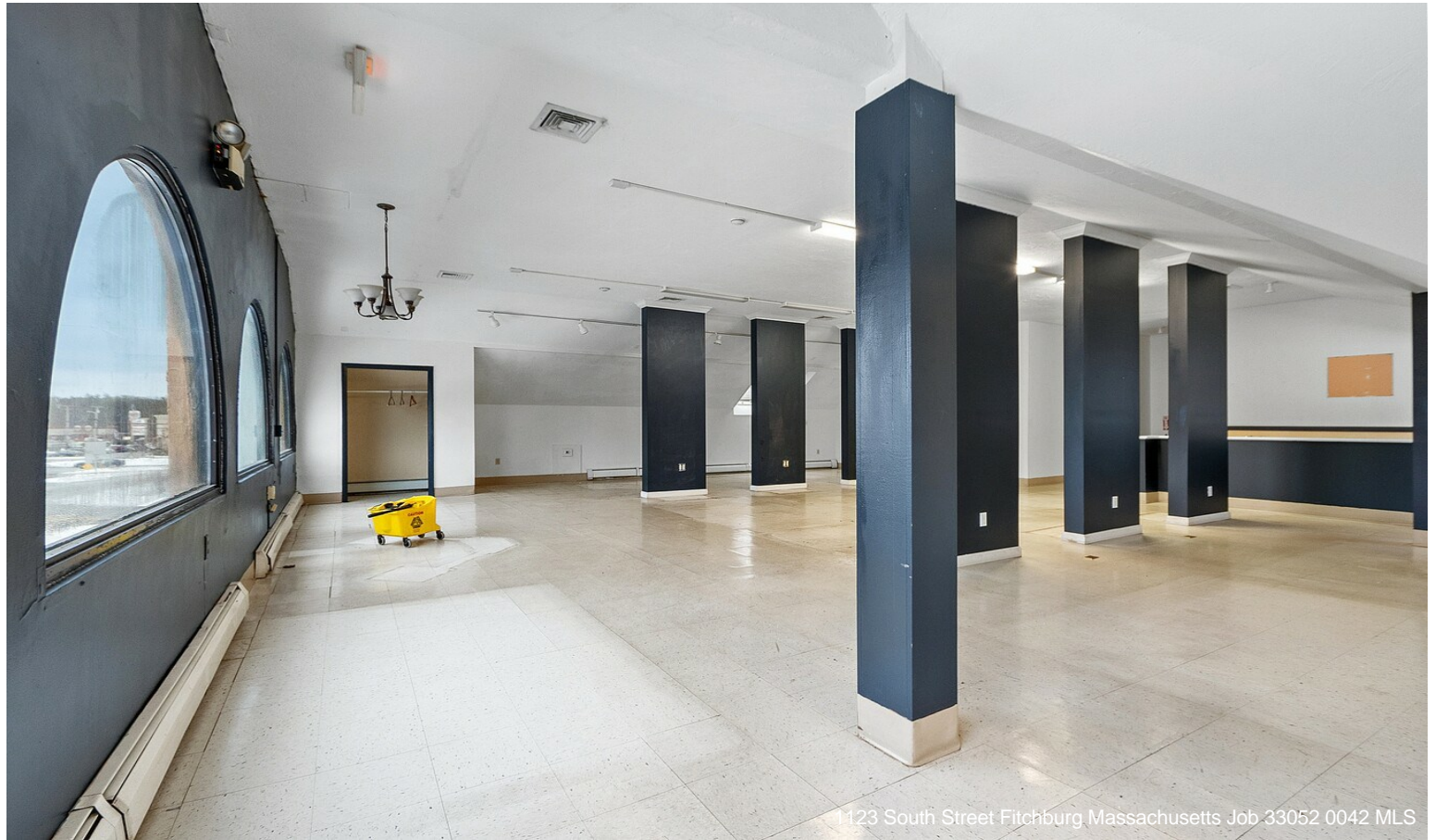
1123 South Street Fitchburg Massachusetts Job 33052 0039 MLS



1123 South Street Fitchburg Massachusetts Job 33052 0041 MLS



## Property Photos



1123 South Street Fitchburg Massachusetts Job 33052 0042 MLS



1123 South Street Fitchburg Massachusetts Job 33052 0044 MLS



## Property Photos



1123 South Street Fitchburg Massachusetts Job 33052 0045 MLS



1123 South Street Fitchburg Massachusetts Job 33052 0046 MLS



## Property Photos





## Property Photos



1123 South Street Fitchburg Massachusetts Job 33052 0066 MLS



1123 South Street Fitchburg Massachusetts Job 33052 0074 MLS



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