

AVAILABLE



13 Cape Road, Milford, MA

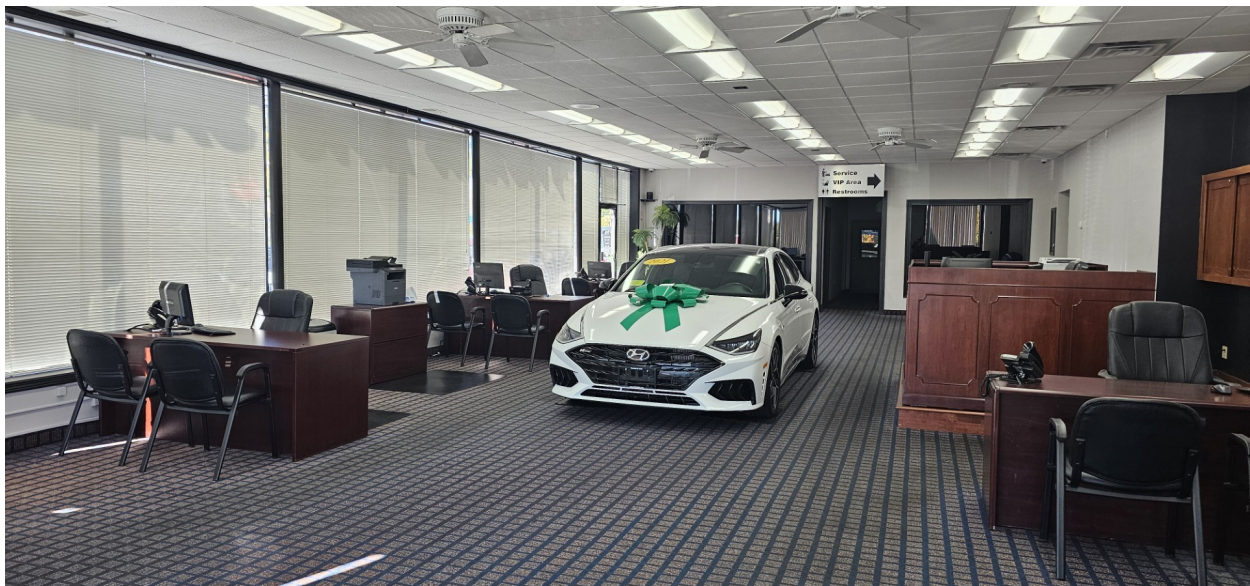
Commercially Zoned 13,000 Square Foot Building on Route 140. Excellent for Professional Medical office or Retail. Large 5.7 acre lot with 650 feet of frontage on Route 140 . Excellent exposure for your business on busy street, Near Route 16 and Route 140 interchange, close to Milford Hospital. Great future redevelopment potential.



PINTO
REAL ESTATE

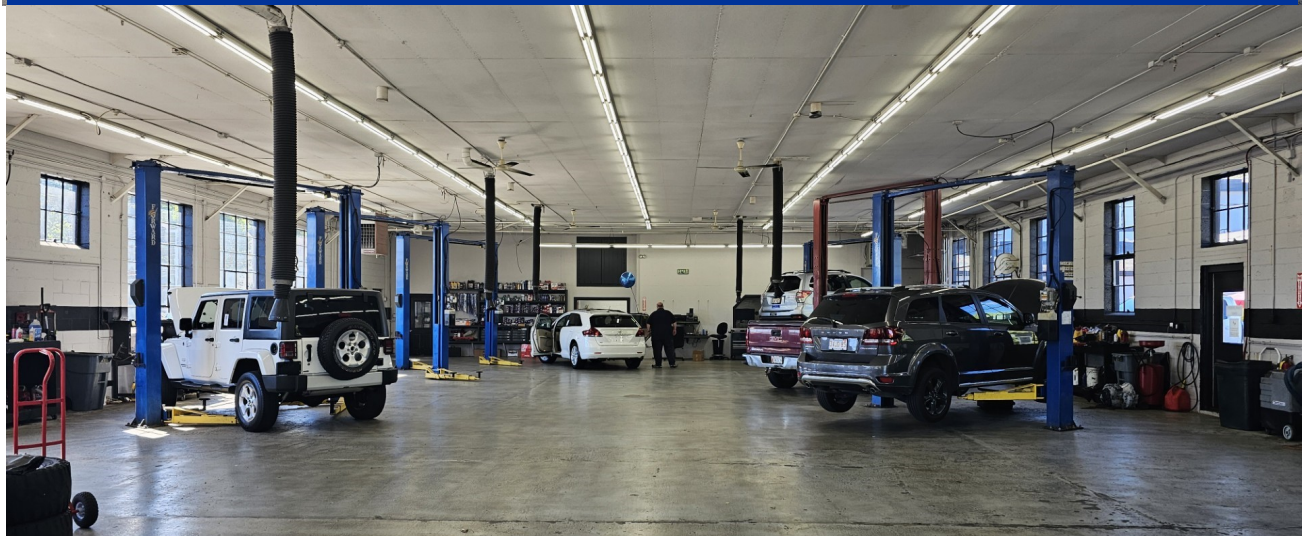
100 Medway Road, Milford, MA

Tel. 508-473-2600
Fax. 508-478-6216





13 Cape Road, Milford, MA



Garage space



Second floor storage



13 Cape Road, Milford, MA



GENERAL INFORMATION

LOCATION: 13 Cape Road, Milford, MA

BUILDING SIZE: Approximately 13,000

FRONTAGE: 650 Feet on Route 140

HEATING: HVAC—Central Air

PARKING: 350 Plus

LOT SIZE: Consisting of two lots 2.87 Acres and 2.83 Acres
Total 5.7 Acres

ZONNING: CC - Commercial

UTILITIES: Public Water & Sewer

YEAR BUILT: 1950

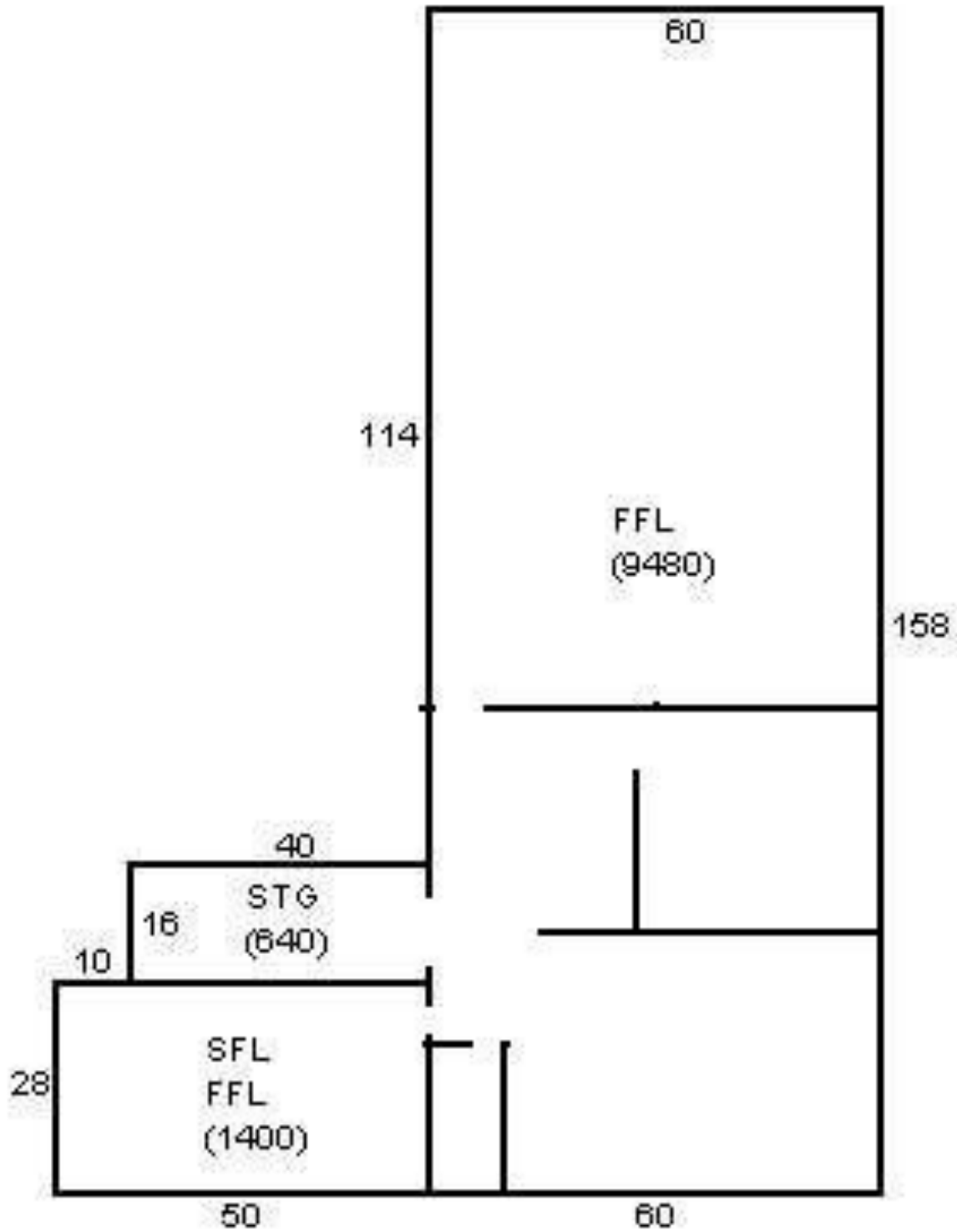
Real Estate Taxes: \$38,000 +/-

DEBT: Property will be delivered debt – free

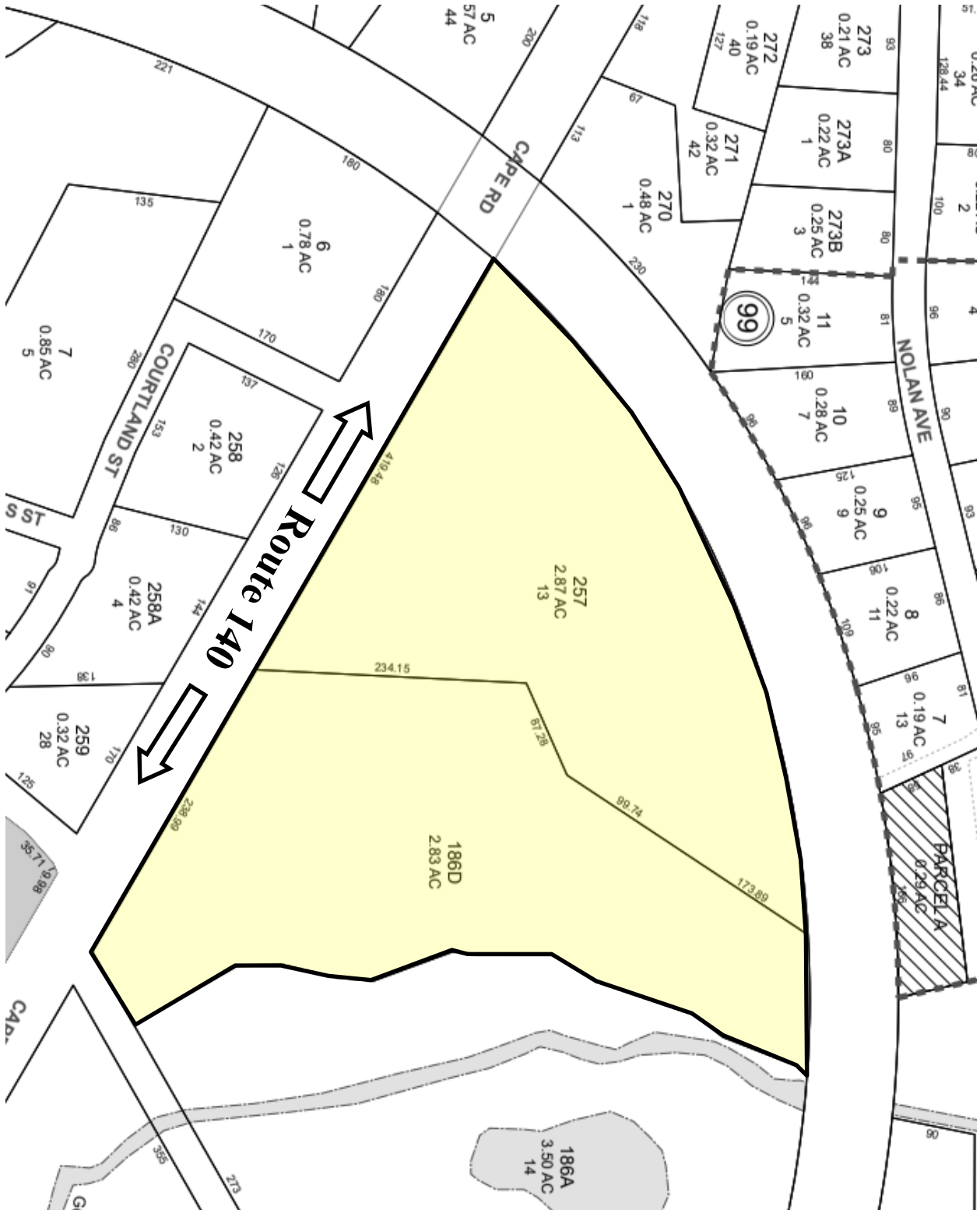
TRAFFIC COUNT: 15,000 +/- vehicles per day

POPULATION: 3 Mile – 38,000 5 Mile – 65,000

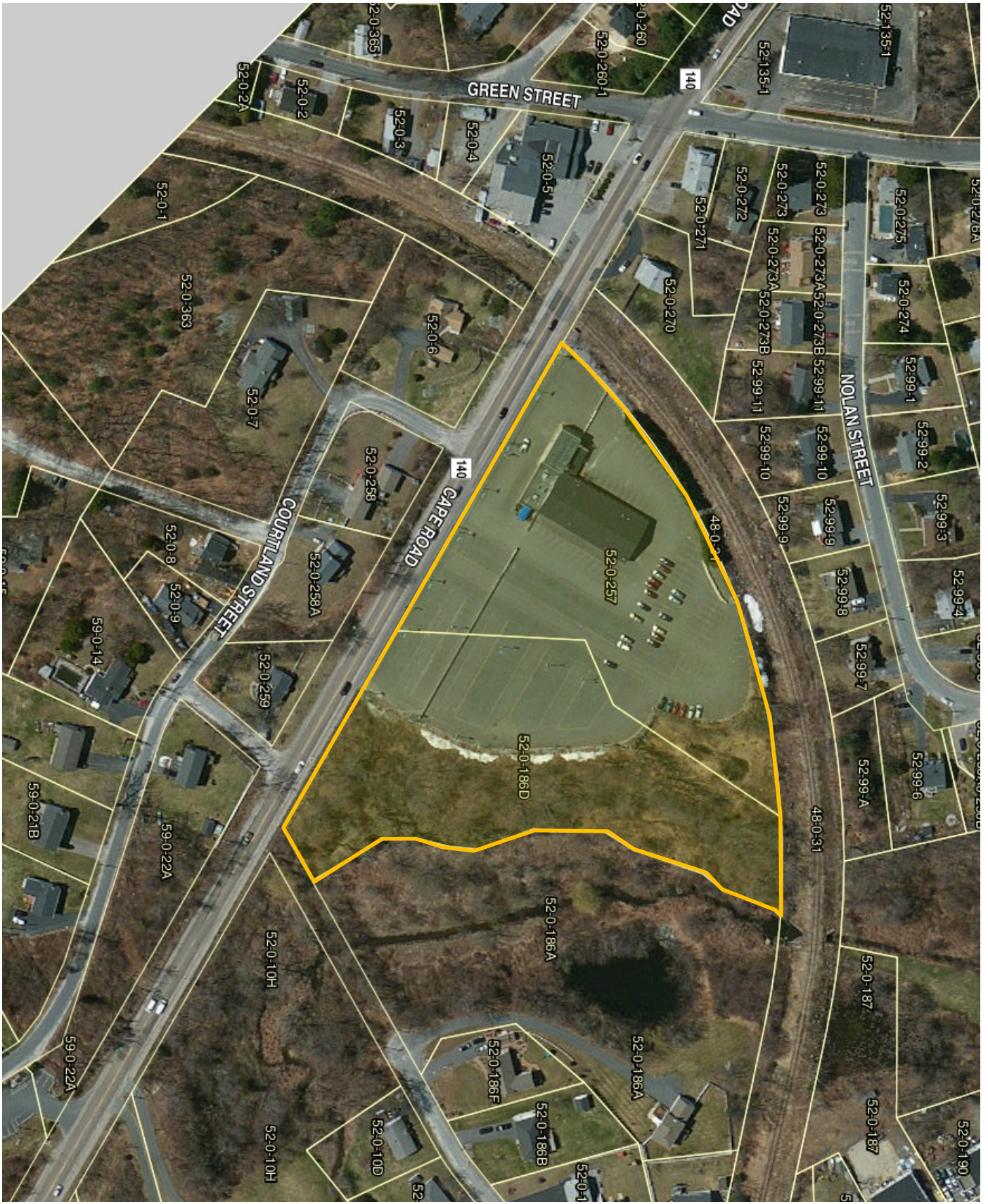
ASAKING PRICE: **\$3,400,000.**



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Two Lots 2.87 Acres and 2.83 Acres - Total 5.70 Acres with 650 feet of frontage on route 140



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Confidential Offering Memorandum



13 Cape Road Milford, MA

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