



FOR SALE

4,674± SF Commercial Building w/ 3-Phase Power & Income Potential

14 Curtis St, Southbridge, MA 01550

Sale Price: \$399,900



PROPERTY DESCRIPTION

Well-located commercial/industrial brick building near the center of Southbridge offering approximately 4,674 square feet of versatile space with 3-phase power and an attached office area. The property is well suited for a variety of owner-user or investment uses including contractors, cabinet makers, light manufacturing, fabrication, and similar operations, and features a functional gangway with winch system for efficient loading and unloading, multiple compressors, a powder-coating booth, and a large industrial compressor previously used for sandblasting. The layout includes a separately closable bay measuring approximately 20' x 43', which can be leased independently to generate additional income or help offset operating expenses, adding flexibility and upside. Possible owner financing available for the right terms, making this a compelling opportunity for buyers seeking adaptable commercial space with income potential.

Michael Kusy, Broker
(860) 402-5872
michael.kusy@evermarkre.com



EVERMARK PROPERTY GROUP, LLC | 265 HAZARD AVE, ENFIELD, CT 06082 | EVERMARKRE.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

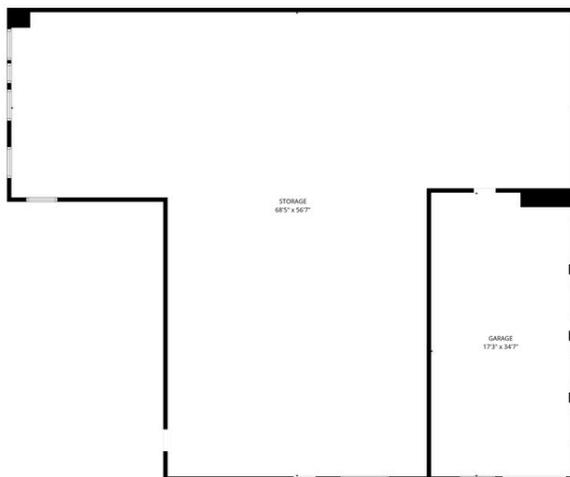
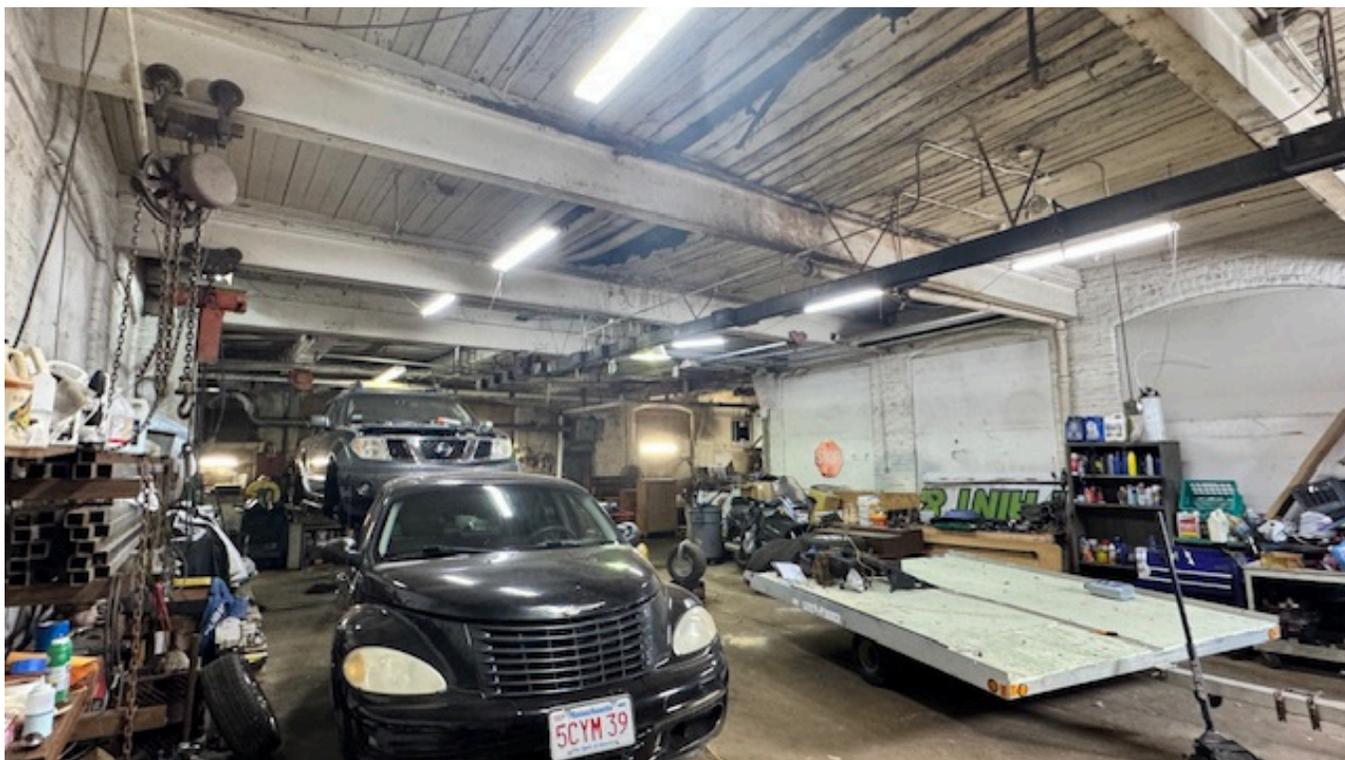


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FLOOR PLAN CREATED BY CURICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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