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PROPERTIES
COLDWELL BANKER
REALTY



PRIME COMMERCIAL SPACE
1342 Main Street, Walpole, MA 02081


**COLDWELL BANKER
REALTY**



PRIME COMMERCIAL SPACE

Offered at \$699,000

This 1,985+/- square foot commercial property presents an excellent business opportunity in a highly visible location. The space features two ADA bathrooms, handicap access ramp, and is well-suited for a variety of commercial uses, including retail, office or service-based operations. The property has undergone major renovations and upgrades within the past 12 years.

Ample square footage provides flexibility, allowing for customization to suit the unique needs of the incoming business. Previously used as a clinic, this property offers a spacious lobby, reception area, and several exam / individual offices.

Additional finished space in the lower level (not included in the calculated square footage) can be used for lab space, storage, or other suitable applications. The property's strategic positioning and high-traffic location make it a compelling option for entrepreneurs and small business owners looking to build equity instead of renting.

Lot Size : 13,127 +/- sq. ft

Taxes: \$10,044 +/- FY 2024

Zoning: LM (Limited Manufacturing)