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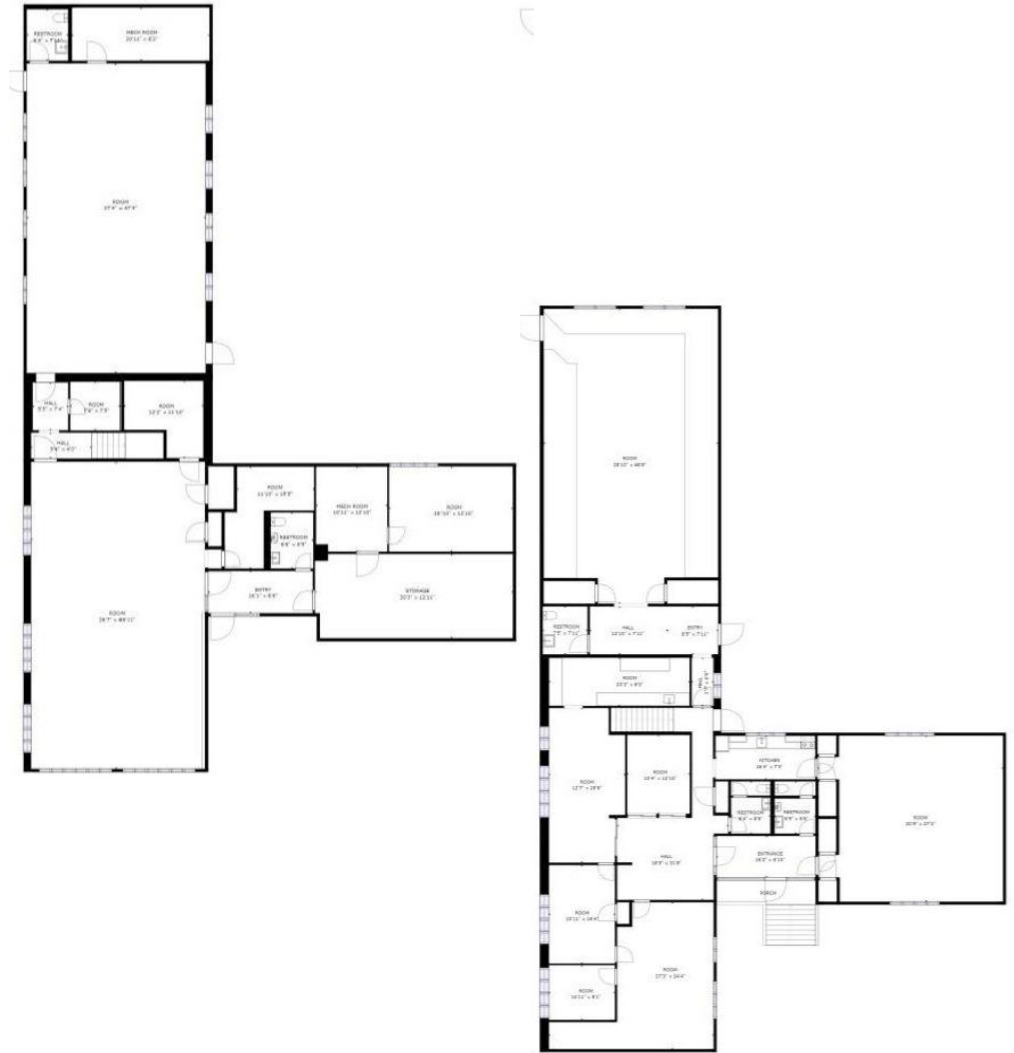
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Exclusively listed & marketed by  
David & Tammy Haschig

1980 LUNENBURG RD, LANCASTER, MA

**WILLIAM RAVEIS**



## Property Details

### Property Description

Construction: Frame  
Year Built: 1970  
# of Buildings: 1  
# of Stories: 2  
Bathrooms: 5  
Living Area: 9,800 sq. ft.  
Lot Size: 3.0 Acres  
Parking: Open, 21+ Spaces,  
Improved Driveway, Paved  
Driveway, On Site, Shared

### Systems

Utilities: Private Water,  
Private Sewer

### Location

Suburban, Free Standing,  
Interstate, Highway Access,  
Public Transportation

### Tax Info

2025 Taxes: \$10,934  
Assessment: \$676,600

### Structure

Site Condition: Level, Open  
Roof: Shingle

### Disclosures

Assessor lists total GBA at 12,708 (of entire building), but may be inaccurate. Square footage noted was measured. Some photos virtually staged.



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy, and nothing contained herein, or shall be relied up as promise or representation.





## 1980 Lunenburg Rd

This stand alone building with approx 10,000 sqft of flex space sits on 3 beautiful acres directly off of Rt 2(Exit 103) and Rt 70 and minutes to Rt.190! Super location in between Target plaza, Kimball Farms, Lancaster Auto Mile, Lancaster Town Beach on Spec Pond, and Fort Pond YMCA - potential for multiple spaces and uses with separate entrances and utilities! Roof replaced in 2010 and exterior freshly painted in 2022!

Property features a full kitchen, large rooms with high ceilings, 5 bathrooms, and plenty of parking. Space was previously used as a retail shop, office space, meeting rooms, and a gallery -- so much potential to grow your business in this high visibility location or partner with multiple businesses and share the space!

A variety of office sizes and spaces to choose from-- floor plans available! Easy to show, schedule your appointment today!

- 5 9,800  
beds baths sq ft

