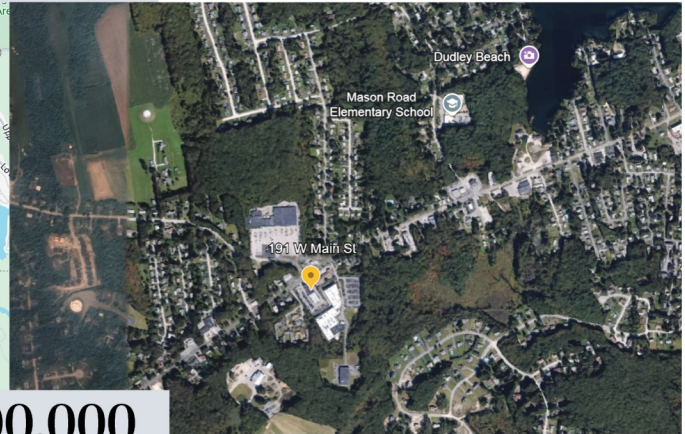
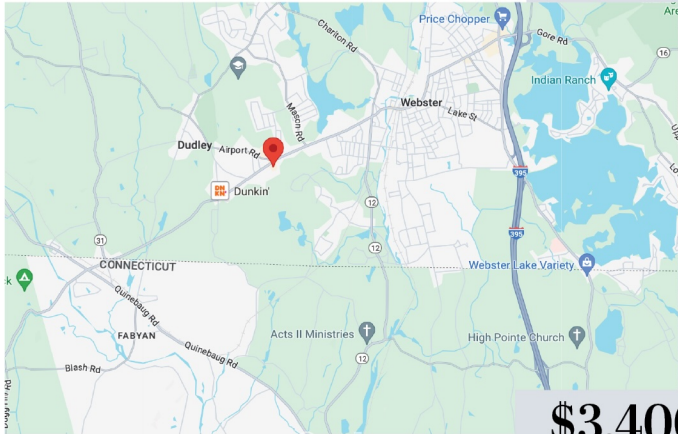


18,000+ SF AVAILABLE ON 2.2 AC ATTENTION CAR DEALERSHIPS AND RETAIL/OFFICE USERS

DUDLEY, MA



\$3,400,000

OVERVIEW:

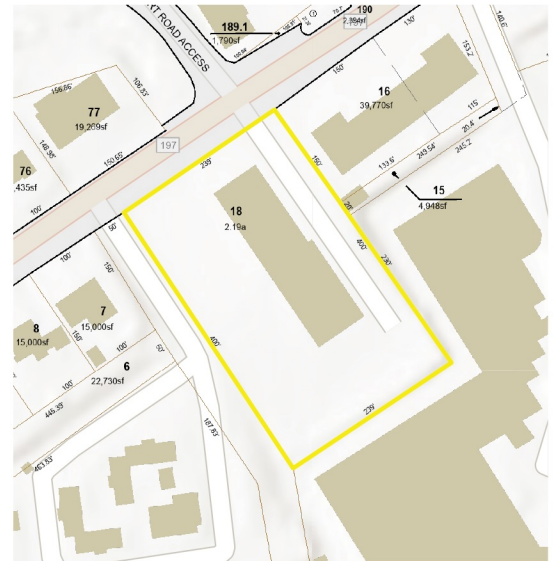
- Address: 191 W. Main St. Dudley MA 01571
- Lot Size: 2.2 AC
- Zoned: LI 43 Light Industry 43
- Building Approx. 18,000 sf
- 10 Service Bays
- Auto Super Showroom and Service
- 250+ Surface Parking Spots
- Excellent Visibility
- 239' Frontage on Rte. 197
- Property Available for Occupancy Spring 2025

LOCATION:

- On Rte 197
- Minutes to Rte 395, 31 and 12
- Close proximity to Nichols College

OPPORTUNITY:

- Automotive Sales and Service
- Oil Change or Auto Glass Repair
- Showroom for Builders / Contractors, etc.
- Motor Vehicle Rental
- Wholesale Services
- Light Manufacturing, Processing & Research
- Professional Offices
- Medical and Business
- Retail Store / Showroom
- Indoor Commercial Recreation
- Fitness / Health Center
- Personal Services
- Light Industry, Including Fabrication, Assembly, Finishing, Packaging or Research



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