

RETAIL AND DEVELOPMENT OPPORTUNITY FOR SALE



1821-1855 COUNTY STREET

Somerset, MA 02726

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Turn-Key opportunity consisting of a 1.13-acre parcel improved by 3 separate multifunctional buildings licensed for auto dealership, auto-repair/service & car rental. This fully equipped facility includes multiple lifts, compressors, garages, a detailing area, as well as built-out office space (including a kitchen for new owner to utilize or lease up). Currently, the three buildings include an operational mechanics shop, flexible business-storage space.

PROPERTY HIGHLIGHTS

- Three Multifunctional Buildings
- 300' of Frontage along County Street
- Situated on 1.13 Acres
- Licensed for 104 Cars
- Potential Rental Income
- Site Security System/Cameras
- 9,200 Car Traffic Count

LOCATION DESCRIPTION

The subject property is well located on the highly visible County Street (RT 138) at the intersection of Marble Street and is only 15 minutes from Fall River and the Swansea Mall respectively. County Street is a core retail and commercial corridor within Somerset, MA, which has a traffic count of over 9,200 cars per day. The property has over 300 feet of frontage and is ideal for its current use or for redevelopment.

OFFERING SUMMARY

Sale Price:	\$2,495,000
Sale Price Reduced From:	\$2,850,000
Building Size:	7,142 SF
Lot Size:	49,397 SF

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Population	21,277	39,360	109,942
Average HH Income	\$113,199	\$109,807	\$89,794

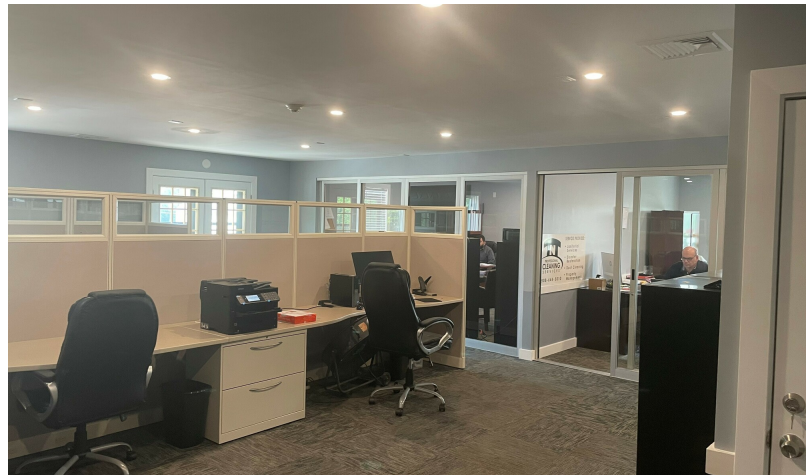
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ADDITIONAL PHOTOS



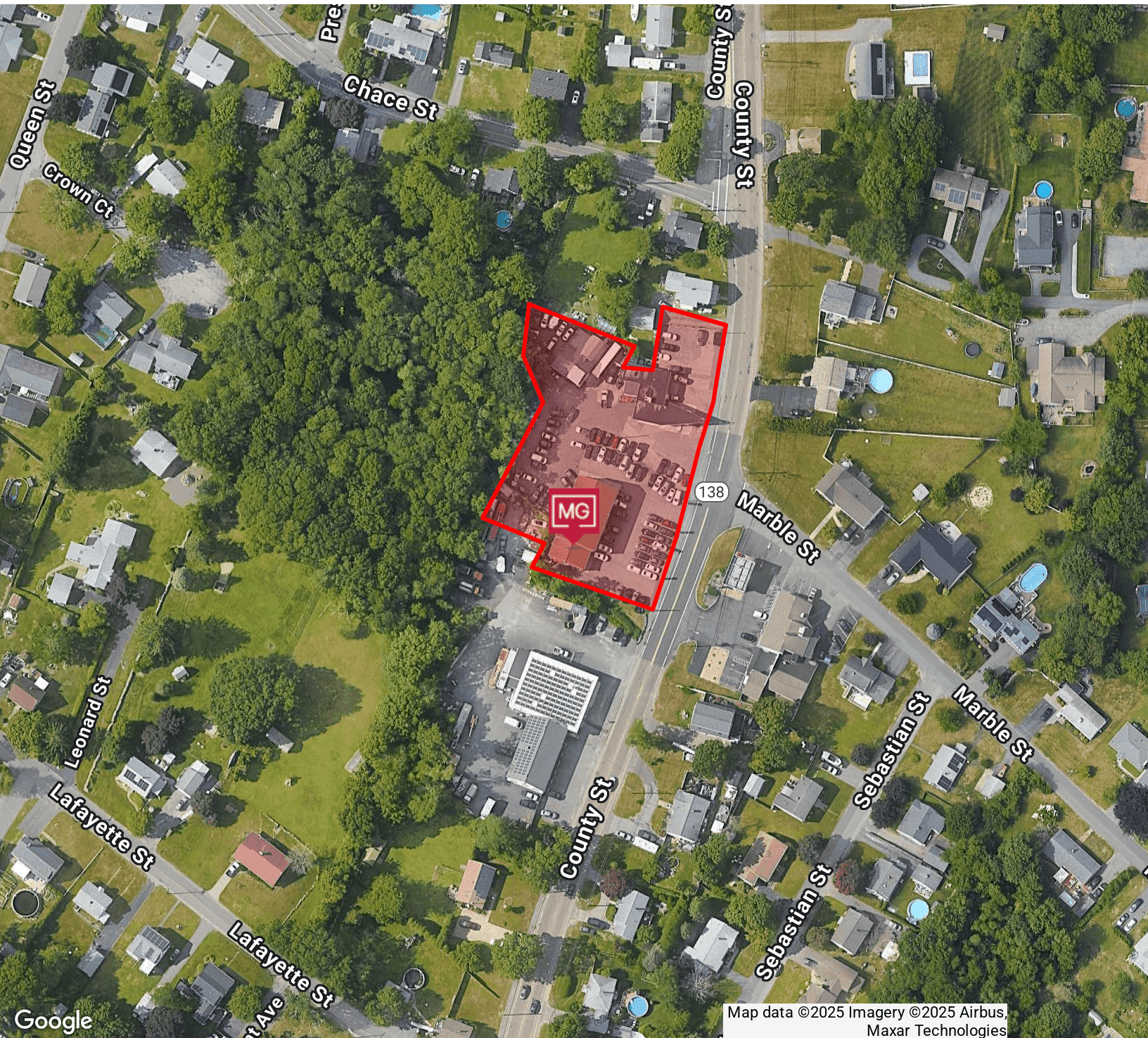
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RETAILER MAP



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